



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, AUGUST 13, 2026 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. OATHS OF OFFICE

- A. Administer Oath of Office for reappointed Commissioner Willie Anderson.

3. COMMUNICATIONS FROM THE PUBLIC

In order to comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects to be placed on a later regular Commission agenda for discussion and/or possible action.

4. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, July 9, 2026.
- B. Consider approving a Partial Replat of West Blvd. Ph. 4 and Friendswood Lakes Boulevard located at the south corner of West Blvd. and Friendswood Parkway to subdivide a 5.167 acre tract of land into 6 commercial reserves.

5. ACTION ITEMS

A. 30-DAY EXTENSION REQUEST: GCCDD BAKER ROAD FACILITY PRELIMINARY PLAT

Consider approving a 30-day extension of the GCCDD Baker Road Facility preliminary plat application in accordance with Appendix B, Subdivisions, Section V.B.

B. PRELIMINARY PLAT: GCCDD BAKER ROAD FACILITY

Consider approving the Preliminary Plat of GCCDD Baker Road Facility generally located at Baker Road and Stonewall Pass, being 25.1547 acres of land comprised of a portion of Lot 8, a portion of Lot 9, and a portion of Lot 16 of the Einar Hoidale's Subdivision, a subdivision of 200 acres out of the B.B.B. & C.R.R. Co. Survey, Abstract 160, Patent No. 773 on Coward Creek according to the plat record 12, Map No. 9 of the Galveston County Map Records, City of Friendswood, Galveston County, Texas.

C. 30-DAY EXTENSION REQUEST: HIGHPOINT CHURCH OF TEXAS, INC. PRELIMINARY PLAT

Consider approving a 30-day extension of the Highpoint Church of Texas, Inc. preliminary plat application in accordance with Appendix B, Subdivisions, Section V.B.

D. PRELIMINARY PLAT: HIGHPOINT CHURCH OF TEXAS, INC.

Consider approving the preliminary plat of Highpoint Church of Texas, Inc., located at 1406 W Parkwood Ave, being a 16.6442 acre tract in the A.H. Jackson Survey, Abstract 128, being a called 12.387 acre tract of land described in a deed to Highpoint Church of Texas, Inc., in Clerk's File No. 2021093734 O.P.R.G.C.Tx. and being all of a called 4.075 acre tract of land described in a deed to Highpoint Church of Texas, Inc., recorded in Clerk's File No. 2025042567 O.P.R.G.C.Tx. said 16.6442 acres all being in the City of Friendswood, Galveston County, Texas.

E. Consider election of a chairperson and vice chairperson.

F. Consider appointments to the Planning Subcommittee and Ordinance Subcommittee.

6. DISCUSSION

A. Discuss proposed changes to Appendix C, Zoning, regarding fences in front yards.

7. COMMUNICATIONS

A. Receive a report from staff on approved site plans.

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

C. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 27, 2026, and (ii) Thursday, September 10, 2026.

D. Receive the July 2026 DRC Report, July 2026 Business Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

8. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



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



Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Texas Open Meetings Act this
6th day of August 2026, at 5:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, July 9, 2026.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for reivew.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1.	P&Z Minutes 2026-07-09 Regular
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**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 9, 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
JULY 9, 2026

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JULY 9, 2026, AT 06:05 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER STACEY PHILLIPS
COMMISSIONER TRAM KIM
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONERS TRAVIS MANN AND WILLIE ANDERSON WERE ABSENT FROM THE MEETING.

2. OATHS OF OFFICE

A. Administer Oaths of Office for reappointed Commissioner Stacey Phillips and newly appointed Commissioner Tram Kim.

Director Harbin administered the oaths of office.

3. COMMUNICATIONS FROM THE PUBLIC

In order to comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects to be placed on a later regular Commission agenda for discussion and/or possible action.

None.

4. CONSENT AGENDA

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

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

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, June 11, 2026.
- B. Consider approving the replat of Friendswood Estates Subdivision Addition No. One Replat No. 4 located at 908 Myrtlewood Drive.

5. COMMUNICATIONS

- A. Receive a report from staff on approved site plans.

None.

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

Harbin said the consultant would be submitting a few chapters at a time for city review. She mentioned the next Comprehensive Plan Advisory Committee (CPAC) meeting is tentatively scheduled for August 25th and a workshop with City Council would occur August 3rd.

- C. Reminder of the Texas Municipal League (TML) Land Use Conference - August 20-21, 2026, in Round Rock, Texas - deadline to register is July 25, 2026.

Commissioners Kim, Bounds, and Rives plan to attend the TML conference.

- D. Reminder of the Texas Chapter of the American Planning Association (APA) Conference - October 14-16, 2026, in Irving, Texas - deadline to register is July 23, 2026.
- E. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 23, 2026, and (ii) Thursday, August 13, 2026.
- F. Receive the June 2026 DRC Report, June 2026 Business Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

The commissioners all welcomed Tram Kim, who said she was excited to join.

6. ADJOURNMENT

This meeting was adjourned at 06:15 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: Consider approving a Partial Replat of West Blvd. Ph. 4 and Friendswood Lakes Boulevard located at the south corner of West Blvd. and Friendswood Parkway to subdivide a 5.167 acre tract of land into 6 commercial reserves.

Action:

SUMMARY / ORIGINATING CAUSE

This plat subdivides a 5.17-acre commercial tract into 6 reserves - 5 unrestricted reserves for commercial use and 1 restricted reserve for landscape and parking only. The property is currently zoned Community Shopping Center (CSC). The proposed lot sizes conform with the minimum lot sizes established in the Zoning Ordinance.

Staff recommends approval.

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

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

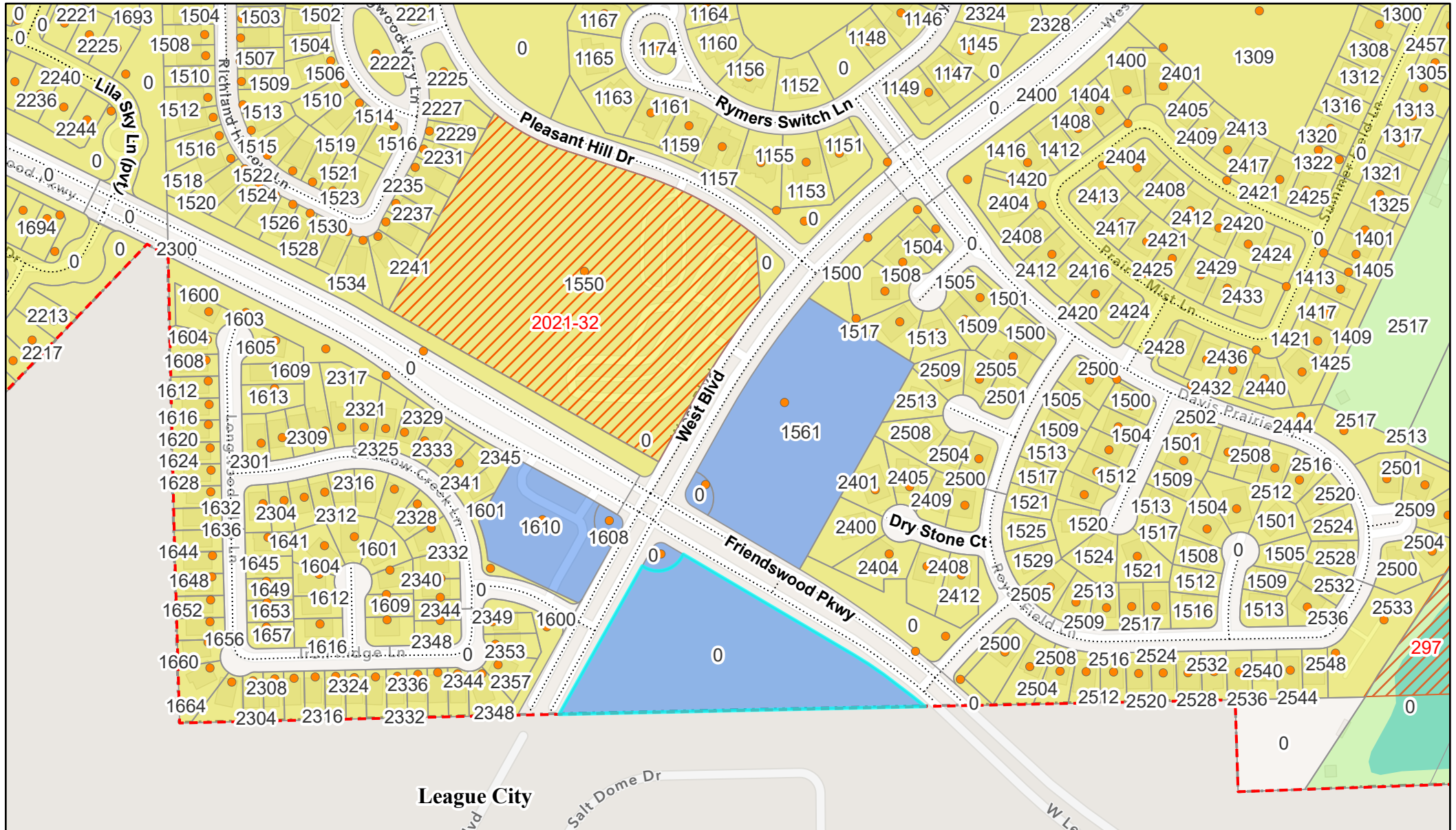
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

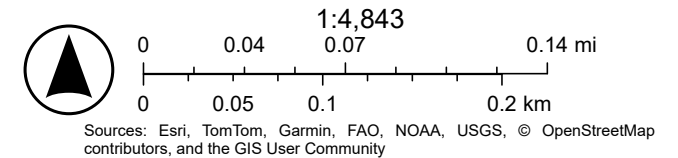
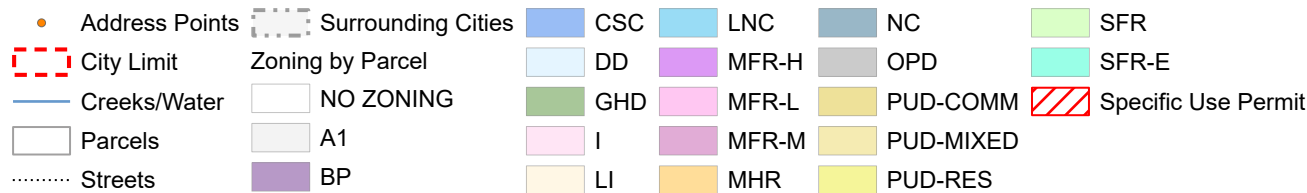
ATTACHMENTS

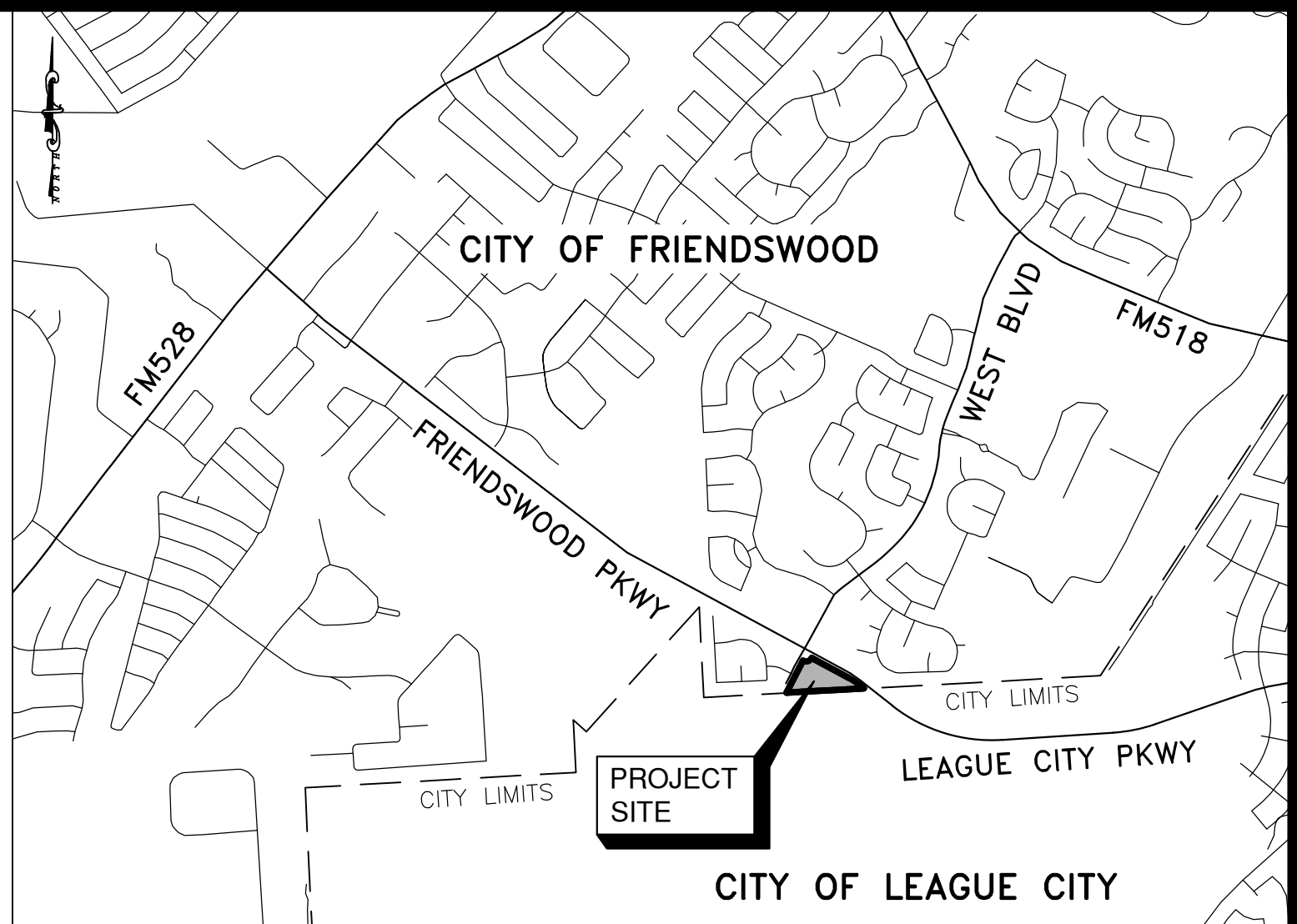
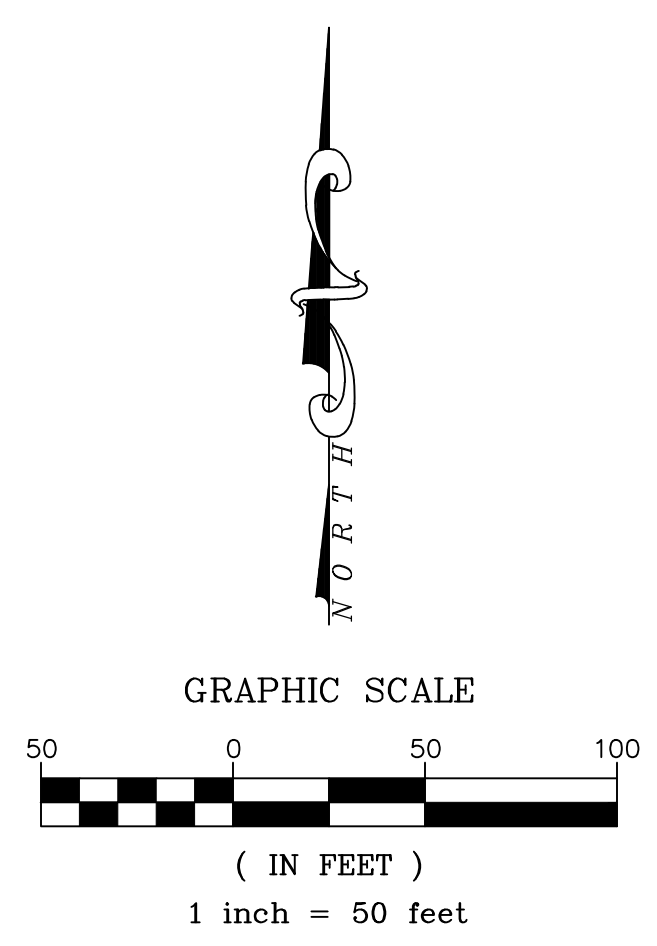
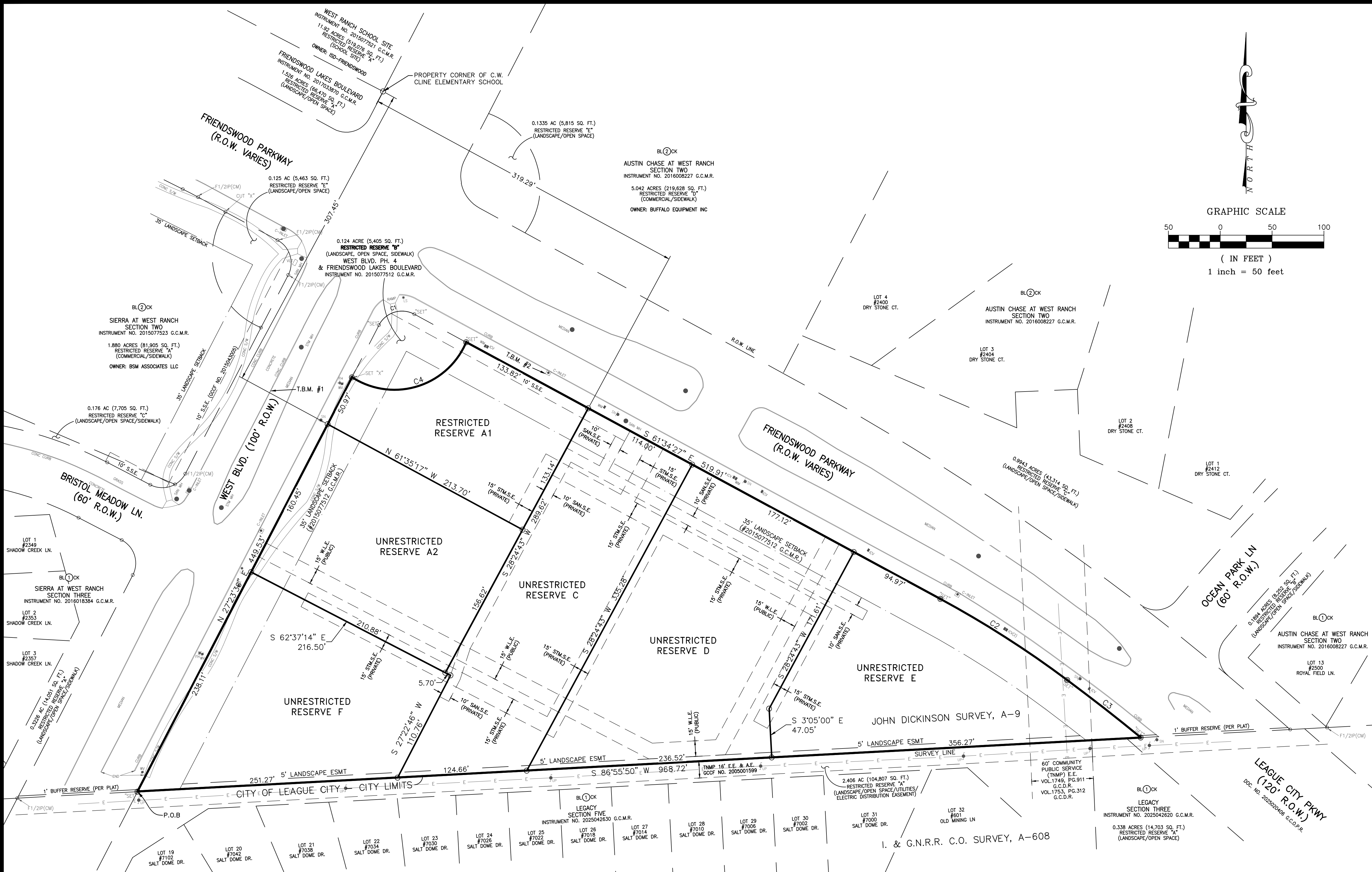
1.	Partial Replat of West Blvd Location Map
2.	Partial Replat of West Blvd Ph 4 8-2-26

City of Friendswood



8/5/2026, 8:50:43 AM





VICINITY MAP
SCALE: 1"=2,000'
KEY MAP: 6575

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.72'	25.00'	91.03'	N 72°53'42" E	35.67'
C2	145.22'	1000.00'	8.32'	S 57°24'50" E	145.10'
C3	89.85'	1950.00'	2.64'	S 52°02'44" E	89.84'
C4	131.45'	75.00'	100.42'	N 72°54'34" E	115.26'

RESERVE TABLE			
RESERVE	RESTRICTION	SQ. FT.	ACRES
A1	LANDSCAPE & PARKING LOT	23,070	0.53
A2	UNRESTRICTED (COMMERCIAL)	33,653	0.77
C	UNRESTRICTED (COMMERCIAL)	41,444	0.95
D	UNRESTRICTED (COMMERCIAL)	50,455	1.16
E	UNRESTRICTED (COMMERCIAL)	38,692	0.89
F	UNRESTRICTED (COMMERCIAL)	37,782	0.87

PARTIAL REPLAT OF WEST BLVD. PH. 4 & FRIENDSWOOD LAKES BOULEVARD

A REPLAT OF 5.165 ACRES OF LAND
BEING A TRACT OR PARCEL OF LAND CONTAINING 5.165 ACRES
(224,981 SQUARE FEET) OF LAND SITUATED IN THE JOHN DICKINSON SURVEY,
ABSTRACT NUMBER 9, GALVESTON COUNTY, TEXAS;
BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GMC
FRIENDSWOOD, LLC AS DESCRIBED BY DEED RECORDED UNDER GALVESTON
COUNTY CLERK'S FILE (G.C.C.F.) NO. 2024049082;
BEING ALL OF RESTRICTED RESERVE "A", BLOCK 1, WEST BLVD. PH. 4 &
FRIENDSWOOD LAKES BOULEVARD, A SUBDIVISION PLAT OF RECORD AT
INSTRUMENT NO. 2015077512, GALVESTON COUNTY MAP RECORDS (G.C.M.R.)

CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 BLOCK 6 RESERVES

REASON FOR REPLAT:
TO SUBDIVIDE INTO 5 UNRESTRICTED COMMERCIAL
RESERVES & 1 RESTRICTED RESERVE

JULY 31, 2026
SHEET 1 OF 2

BENCHMARK:
HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT 54
(NATIONAL GEODETIC SURVEY PID AW5596):
FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCS 54 1986" AT THE
NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE
AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW
OF MAIN DRIVEWAY. ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

TEMPORARY BENCHMARK #1:
CUT "X" ON BACK OF CURB NEAR THE
SOUTHEAST PROPERTY LINE OF THE SUBJECT
TRACT. EXACT LOCATION AS SHOWN HEREON.
ELEVATION 29.06' (NAVD 1988, 2012 ADJ.)

TEMPORARY BENCHMARK #2:
CUT "BOX" ON CORNER OF C-INLET EXACT
LOCATION AS SHOWN HEREON.
ELEVATION 28.23' (NAVD 1988, 2012 ADJ.)

FLOODPLAIN STATEMENT:
THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X (UNSHADED),
DESIGNATED AS "AREAS OUTSIDE THE 0.2% (500-YR) ANNUAL
CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP (FIRM) MAP
NUMBER 48167C0206G, DATED AUGUST 15, 2019, PUBLISHED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

OWNER GMC Friendswood, LLC Managing Member: Dean Castelhana Address: 2825 Oak Lawn Ave #191325 Dallas, Texas 75219 Phone: (213) 522-6400	ENGINEER  Everest Design Group, LLC Planning, Engineering, Construction Management TBPELS FIRM NO. P-9440 907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-3770 FAX: 281-648-2294	SURVEYOR  boundary one professional surveyors T.B.P.E.L.S. Firm No. 10084800 150 W. Shadowbend Ave., Suite 304 Friendswood, TX 77546 Office (281) 648-3131 Fax (281) 648-3737
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STATE OF TEXAS
COUNTY OF GALVESTON

We, GMC Friendswood, LLC acting by and through Dean Castelhana, Managing Member, hereinafter referred to as Owner(s) of the 5.167 acre tract described in the above and foregoing partial replat of West Blvd. Ph. 4 & Friendswood Lakes Boulevard, 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, Owner(s) 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 easements shown hereon.

In testimony whereof, GMC Friendswood, LLC has caused these presents to be signed by Dean Castelhana, Managing Member, this _____ day of _____, 2026.

GMC Friendswood, LLC

Dean Castelhana, Managing Member

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Dean Castelhana, Managing Member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

Name: _____ .

My Commission expires: _____ .

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the within 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 # _____, Galveston County Records.

WITNESS MY HAND AND SEAL OF OFFICE, at Galveston County, Texas the day and date last above written.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By: _____
Deputy

Certificate of Planning and Zoning Commission

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this partial replat and subdivision of West Blvd. Ph. 4 & Friendswood Lakes Boulevard in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2026.

Attested By: _____
Becky Bennett, Assistant Planner

By: _____
Tom Hinckley, Chairman

Certificate of City Engineer

I, Jildardo Arias, P.E., CFM, City Engineer and Director of Engineering of the City of Friendswood, Texas, do hereby certify that 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 the ordinances as currently adopted by City Council.

By: _____
Jildardo Arias, P.E., CFM
City Engineer/Director of Engineering

Certificate of Surveyor

I, Christian V. Offenburger, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Christian V. Offenburger, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5489

General Notes:

- Abbreviations:
B.L. indicates a building line
U.E. indicates a utility easement
W.L.E. indicates a water line easement
S.S.E. indicates a sanitary sewer easement
STM.S.E. indicates a storm sewer easement
A.E. indicates aerial easement
ESMT. indicates easement
G.C.C.F. indicates Galveston County Clerk's File
G.C.M.R. indicates Galveston County Map Records
G.C.D.R. indicates Galveston County Deed Records
R.O.W. indicates Right-of-Way
FND indicates Found
I.P. indicates Iron Pipe
I.R. indicates Iron Rod
SET indicates Set 5/8" IR W/Cap
- All easements are centered on lot lines unless shown otherwise.
- Sidewalks and ADA ramps are required along all streets unless the street meets an exception allowed by Friendswood City Code Chapter 70-64. 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.
- 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.
- 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.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the 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 public streetlights shall be the responsibility of the electric provider.
- All utility companies have been contacted and the easements shown on the plat constitute all the easements required by the utility companies for their operations.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- 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.
- There are no existing pipelines or pipeline easements within the limits of this subdivision.
- The boundary survey closes within 1:10,000.
- This property lies within the boundaries of West Ranch Management District as described by deed recorded under G.C.C.F. No. 2013015870.
- Bearings are grid and oriented to Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83 (NA2011).
- The coordinates may be brought to grid by applying the combined scale factor of 0.999870.
- All internal vehicular travel lanes and parking spaces are considered common and shared facilities among all the reserves of this commercial development. Mutual/reciprocal access agreement shall be executed by all lot owners for shared ingress/egress & parking.
- Existing trees within this plat that fit the description found in Section 8. I. f. (3) of the Zoning Ordinance of the City of Friendswood shall be preserved or mitigated if removed.
- The subject property is located within City of Friendswood Planned Unit Development Ordinance No. 2004-20, adopted February 7, 2005 and is subject to all regulations contained herein.
- This property lies in Unshaded Zone "X", designated as "Areas outside the 0.2% (500-yr) annual chance flood", as per the National Flood Insurance Program FIRM Community Panel Number 485468-0206-G, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- The minimum slab elevations shall comply with Flood Ordinance (Chapter 34) of the City of Friendswood Code of Ordinances. The minimum slab elevation for these lots shall be a minimum of 18 inches above top of curb or a minimum of 12 inches above adjacent natural grade, whichever is greater.
- The City of Friendswood shall be responsible for the maintenance of sidewalks within the public right-of-way and portions thereof that meander onto adjacent landscape and/or open space reserves. Portions of sidewalks which meander onto such private reserves shall be considered and are hereby dedicated as public access paths with the same allowances and limitations as those within the public right-of-way.

METES AND BOUNDS:

BEING A TRACT OR PARCEL OF LAND CONTAINING 5.165 ACRES (224,981 SQUARE FEET) OF LAND SITUATED IN THE JOHN DICKINSON SURVEY, ABSTRACT NUMBER 9, GALVESTON COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GMC FRIENDSWOOD, LLC AS DESCRIBED BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2024049082; BEING ALL OF RESTRICTED RESERVE "A", BLOCK 1, WEST BLVD. PH. 4 & FRIENDSWOOD LAKES BOULEVARD, A SUBDIVISION PLAT OF RECORD AT INSTRUMENT NO. 2015077512, GALVESTON COUNTY MAP RECORDS (G.C.M.R.); SAID 5.165 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS ARE GRID AND ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83(NA2011)):

COMMENCING AT A 1/2-INCH IRON PIPE WITH CAP STAMPED "BROWN AND GAY" FOUND ON THE COMMON LINE OF THE JOHN DICKINSON SURVEY, A-9 AND THE I.G. & N.R.R. CO. SURVEY, A-608 AND BEING ON THE NORTHERLY LINE OF LOT 170, SLONE'S SUBDIVISION, A SUBDIVISION PLAT OF RECORD AT PLAT RECORD 3, MAP NO. 61-A, G.C.M.R.; SAID IRON PIPE MARKING THE MOST EASTERLY CORNER OF RESTRICTED RESERVE "B" AND MOST SOUTHERLY CORNER OF LOT 12, BLOCK 1, AUSTIN CHASE AT WEST RANCH SECTION TWO, A SUBDIVISION PLAT OF RECORD AT INSTRUMENT NO. 2016008227, G.C.M.R.; SAID IRON PIPE HAVING TEXAS STATE PLANE GRID COORDINATES OF X=3,182,359.44' AND Y=13,741,667.77';

THENCE, SOUTH 86°55'50" WEST, AT 35.64 FEET PASSING THE MOST SOUTHERLY CORNER OF SAID RESTRICTED RESERVE "B" AND THE NORTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF FRIENDSWOOD LAKES BOULEVARD (R.O.W. WIDTH VARIES), OVER AND ACROSS SAID R.O.W. FOR A TOTAL DISTANCE OF 180.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BOUNDARY ONE-RPLS 5489" SET MARKING THE MOST EASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86°55'50" WEST, ALONG THE NORTHERLY LINES OF LOTS 166-170, SLONE'S SUBDIVISION, A DISTANCE OF 968.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BOUNDARY ONE-RPLS 5489" SET ON THE SOUTHEASTERLY R.O.W. LINE OF WEST BOULEVARD (100 FEET WIDE) AND FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 27°23'36" EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE, A DISTANCE OF 449.53 FEET TO THE MOST WESTERLY CORNER OF RESTRICTED RESERVE "B", BLOCK 1, WEST BLVD. PH. 4 & FRIENDSWOOD LAKES BOULEVARD AND FOR A POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE, EASTERLY, DEPARTING SAID SOUTHEASTERLY R.O.W. LINE, AN ARC DISTANCE OF 131.45 ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B" AND CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 100°25'13", AND A CHORD WHICH BEARS NORTH 72°54'34" EAST, 115.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BOUNDARY ONE-RPLS 5489" SET ON THE AFORESAID SOUTHWESTERLY R.O.W. LINE OF FRIENDSWOOD LAKES BOULEVARD AND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 61°34'27" EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 519.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BOUNDARY ONE-RPLS 5489" SET MARKING A POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

THENCE, SOUTHEASTERLY, AN ARC DISTANCE OF 145.22 FEET ALONG SAID SOUTHWESTERLY R.O.W. LINE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 8°19'14", AND A CHORD WHICH BEARS SOUTH 57°24'50" EAST, 145.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BOUNDARY ONE-RPLS 5489" SET MARKING A POINT OF COMPOUND CURVATURE FOR A CURVE TO THE RIGHT;

THENCE, SOUTHEASTERLY, AN ARC DISTANCE OF 89.85 ALONG SAID SOUTHWESTERLY LINE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 2°38'24", AND A CHORD WHICH BEARS SOUTH 52°02'44" EAST, 89.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.165 ACRES (224,981 SQUARE FEET) OF LAND.

PARTIAL REPLAT OF WEST BLVD. PH. 4
& FRIENDSWOOD LAKES BOULEVARD

A REPLAT OF 5.165 ACRES OF LAND
BEING A TRACT OR PARCEL OF LAND CONTAINING 5.165 ACRES
(224,981 SQUARE FEET) OF LAND SITUATED IN THE JOHN DICKINSON SURVEY,
ABSTRACT NUMBER 9, GALVESTON COUNTY, TEXAS;
BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GMC
FRIENDSWOOD, LLC AS DESCRIBED BY DEED RECORDED UNDER GALVESTON
COUNTY CLERK'S FILE (G.C.C.F.) NO. 2024049082;
BEING ALL OF RESTRICTED RESERVE "A", BLOCK 1, WEST BLVD. PH. 4 &
FRIENDSWOOD LAKES BOULEVARD, A SUBDIVISION PLAT OF RECORD AT
INSTRUMENT NO. 2015077512, GALVESTON COUNTY MAP RECORDS (G.C.M.R.)

CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 BLOCK 6 RESERVES

REASON FOR REPLAT:
TO SUBDIVIDE INTO 5 UNRESTRICTED COMMERCIAL
RESERVES & 1 RESTRICTED RESERVE

JULY 31, 2026

SHEET 2 OF 2

OWNER

GMC Friendswood, LLC
Managing Member: Dean Castelhana
Address: 2825 Oak Lawn Ave #191325
Dallas, Texas 75219
Phone: (213) 522-6400

ENGINEER



Everest Design Group, Inc.
Planning, Engineering, Construction Management
TBPELS FIRM NO. F-9440

907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-992-3770 FAX: 281-648-2294

SURVEYOR

boundary one
professional surveyors

T.B.P.E.L.S. Firm No. 10084800
150 W. Shadowbend Ave., Suite 304
Friendswood, TX 77546
Office (281) 648-3131 Fax (281) 648-3737





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: **30-DAY EXTENSION REQUEST: GCCDD BAKER ROAD FACILITY PRELIMINARY PLAT**
Consider approving a 30-day extension of the GCCDD Baker Road Facility preliminary plat application in accordance with Appendix B, Subdivisions, Section V.B.

Action:

SUMMARY / ORIGINATING CAUSE

The applicant is requesting a 30-day extension to allow for more time to address staff comments. The Corrections Report and location map are included on item 5.B.

Appendix B. Subdivisions

Section V. B. Request for 30-day extension. An applicant may request one or more extensions, each extension shall not exceed 30 days, provided that the applicant submits a request in writing before the expiration of the original 30-day period and the commission approves the request.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. GCCDD Extension Req letter



August 3, 2026

City of Friendswood
Planning Commission
910 S Friendswood Drive
Friendswood, TX 77546
Re: Plat application No. PLT2026-3056

To whom it may concern:

We formally request an extension on the subject plat application to ensure we can complete the coordination needed to satisfy the comments received on 07-27-2026.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, which appears to read 'Amity Jeffers'. The signature is fluid and cursive, written over the printed name.

Amity Jeffers
Plat Coordinator



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: **PRELIMINARY PLAT: GCCDD BAKER ROAD FACILITY**

Consider approving the Preliminary Plat of GCCDD Baker Road Facility generally located at Baker Road and Stonewall Pass, being 25.1547 acres of land comprised of a portion of Lot 8, a portion of Lot 9, and a portion of Lot 16 of the Einar Hoidale's Subdivision, a subdivision of 200 acres out of the B.B.B. & C.R.R. Co. Survey, Abstract 160, Patent No. 773 on Coward Creek according to the plat record 12, Map No. 9 of the Galveston County Map Records, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

If the 30-day extension is granted, this item can be skipped.

This plat subdivides approximately 25 acres into two reserves - one dedicated for regional detention and the other is a residentially zoned lot that contains the ag barn owned by Friendswood ISD. Additionally right-of-way is being dedicated for Baker Road and Stonewall Pass.

Staff recommends Disapprove with Reasons.

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

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

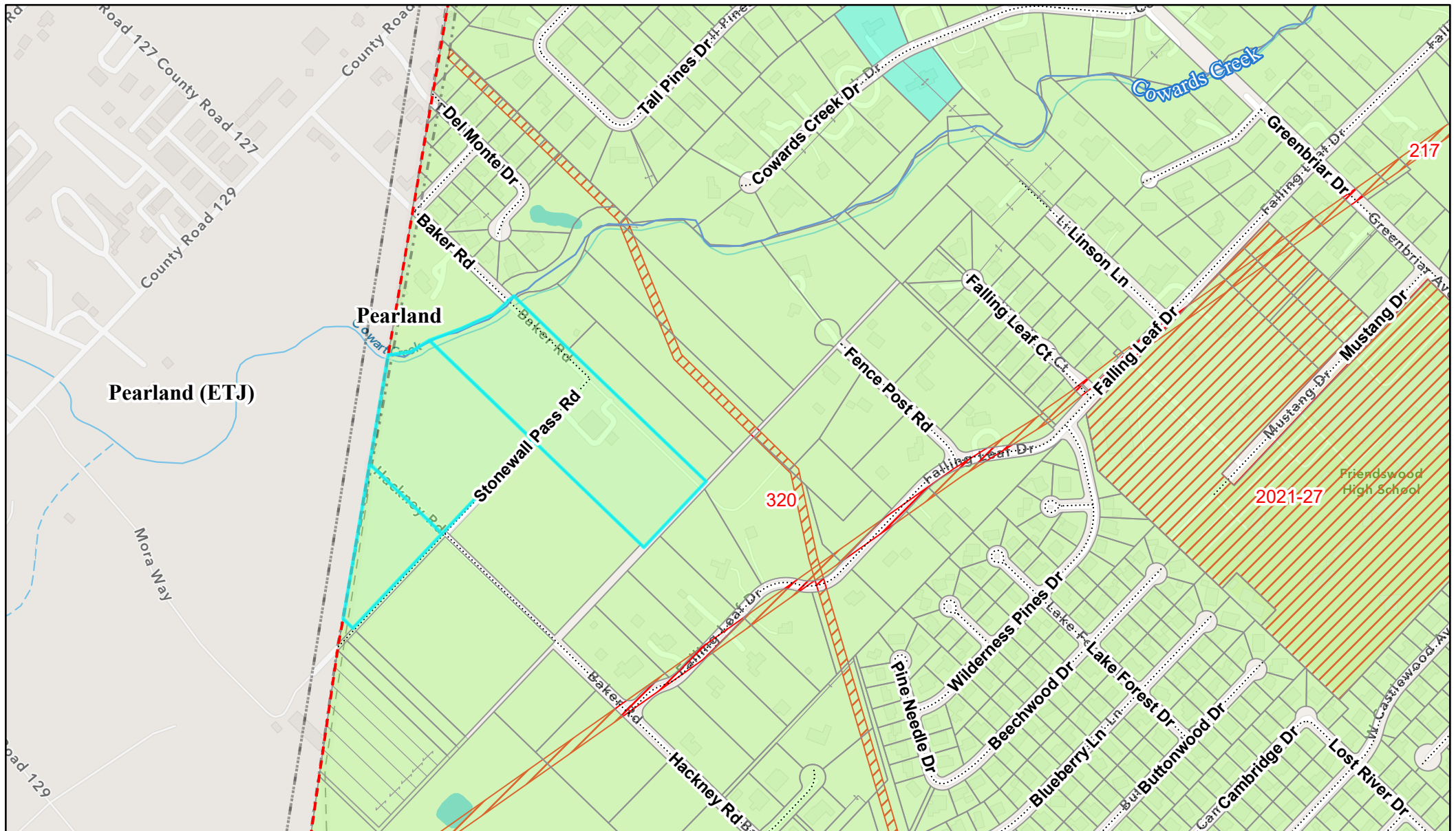
RECOMMENDATIONS

ATTACHMENTS

1. GCCDD Location Map

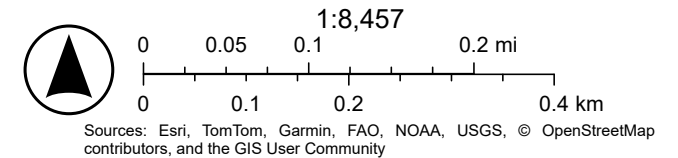
2.	GCCDD Baker Rd PLT2026-3056 - Corrections Report 07-27-2026
----	---

City of Friendswood



8/4/2026, 3:23:22 PM

Override 1	Surrounding Cities	CSC	LNC	NC	SFR
City Limit	Zoning by Parcel	DD	MFR-H	OPD	SFR-E
Creeks/Water	NO ZONING	GHD	MFR-L	PUD-COMM	Specific Use Permit
Parcels	A1	I	MFR-M	PUD-MIXED	
Streets	BP	LI	MHR	PUD-RES	



City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546



Corrections Required - 07-27-2026 08:42:38
Application No. PLT2026-3056
Address : 18836 BAKER RD

Corrections Required Instructions:

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
25	PLAT1	Jil Arias : Engineering	IV.B.2.b(3) Orient north to the top	
26	PLAT1	Jil Arias : Engineering	IV.B.2.b(5) Scale to 1" = 2000'	
27	PLAT1	Jil Arias : Engineering	Increase lineweight slightly. It blends in when zoomed out. ref: IV.B.2.b(6)(a)	
28	PLAT1	Jil Arias : Engineering	IV.B.2.b(15) Show existing & proposed utilities on & up to 200' adjacent to tract.	
29	PLAT1	Jil Arias : Engineering	IV.B.2.b(18) Show Special Flood Hazard Area boundaries	
30	PLAT1	Jil Arias : Engineering	IV.B.2.b(19) Label Cowards Creek	
31	PLAT1	Jil Arias : Engineering	COWARDS	
32	PLAT1	Jil Arias : Engineering	Does consideration need to be given to how a fire truck will turn around?	
3	PLAT1	Becky Bennett : Planning	IV.B.2.b.(8) Designate 16 ac as Restricted Reserve A, Block 1.	
4	PLAT1	Becky Bennett : Planning	IV.B.2.b.(8) Designate 5.6 ac tract as Lot 1, Block 2 and remove restriction of commercial purposes.	
5	PLAT1	Becky Bennett : Planning	Reference the docs recorded in Galveston County (Plat 12, Map 9, V2, P2) or specify V119 was filed in BCPR.	
6	PLAT1	Becky Bennett : Planning	Remove Reserve C designation from the ROW being dedicated.	
7	PLAT1	Becky Bennett : Planning	Identify this dashed line.	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
8	PLAT1	Aubrey Harbin : Planning	IV.B.2.b.(14) Label and draw the 20' road easement that extends east through the bottom of lots 17 and 16 identified on Einar Hoidale map (Vol 12 page 9).	
9	PLAT1	Aubrey Harbin : Planning	IV.B.2.a.(8) Provide a copy of document No 9428427. Draw in the 50' ROW.	
10	PLAT1	Becky Bennett : Planning	ROW B1859 P557 was granted to Pan American Gas Company. Cannot be abandoned via plat without their written consent.	
11	PLAT1	Becky Bennett : Planning	IV.B.2.b.(17) Add contours at one-half feet.	
12	PLAT1	Becky Bennett : Planning	IV.B.2.b.(1)(c) Update title block to reflect 2 Blocks, 1 Reserve, and 1 Lot	
13	PLAT1	Becky Bennett : Planning	IV.B.3.c.(7) Draw and label front 25-foot build line. (Can defer to final plat submittal.)	
14	PLAT1	Becky Bennett : Planning	IV.B.3.c.(5) Draw and label pipelines, pipeline easements, and 50-foot build line from the pipeline location. (Can defer to final plat submittal)	
16	PLAT1	Becky Bennett : Planning	IV.B.2.c.(15) Draw and label existing water line location.	
17	PLAT1	Becky Bennett : Planning	Use current version of standard plat notes. Link	
18	PLAT1	Becky Bennett : Planning	IV.B.2.b.(10) Add street name label Baker Rd	
19	PLAT1	Becky Bennett : Planning	IV.B.2.b.(10) Add street name label Stonewall Pass Ln	
20	PLAT1	Becky Bennett : Planning	VIII.C.2. Locate wells and draw setbacks. Active wells require 150-foot buffer. Inactive wells are determined by the well owner. Provide written documentation. (Can defer to final plat)	
21	PLAT1	Becky Bennett : Planning	IV.B.2.b.(10) Update the street name label to Hackney Rd.	
23	PLAT1	Becky Bennett : Planning	Reserve table not necessary since information is within the plat drawing.	
33	PLAT1	Aubrey Harbin : Planning	This document is a release of lien, not an easement dedication.	
34	PLAT1	Aubrey Harbin : Planning	Include the portion of Lot 16 abutting Lot 10 of the original Einar Hoidale map and meet up with Coward Creek Crossing plat boundary.	
35	PLAT1	Aubrey Harbin : Planning	Easement is not necessary since GCCDD owns the property.	
37	PLAT1	Aubrey Harbin : Planning	How does the 20 foot dedicated by Einar Hoidale relate to these two 20-ft roadways? Overlay over one?	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
39	PLAT1	Aubrey Harbin : Planning	Label 30-ft drainage esmt and 10-ft drainage esmt for access in Mustang Meadows plat. (Subdivision Ord. Sec.IV.B.2.b.(19))	
40	PLAT1	Aubrey Harbin : Planning	Label existing well and setback. If setback is not specified by well owner, setbacks are subject to Friendswood Code of Ordinances 26-270. (Subdivision Ord. Sec. IV.B.3.c.(5))	
41	PLAT1	Aubrey Harbin : Planning	Label BP pipeline and 50-ft setback on each side of the pipeline. (Subdivision Ord. Sec.IV.B.3.c.(5)) and Friendswood Code of Ord Sec. 26-270)	
15	PLAT2	Becky Bennett : Planning	Strike reference to the preliminary plat in all acknowledgements. The subdivision name is sufficient.	
24	PLAT2	Becky Bennett : Planning	IV.B.3.c.(8) Remove GCCDD signature block and notes from city submittals.	
38	PLAT2	Aubrey Harbin : Planning	Principal officer is required and is the same as the representative signing the plat. (Subdivision Ord Sec IV.B.2.b.(1)(d))	
2	2	Becky Bennett : Planning	GCCDD became the vested owner at consolidation. Please coordinate with the title company regarding the gap in chain of title. i.e. Affidavit of merger/consolidation or file election order with county, etc.	
22	3	Becky Bennett : Planning	All encumbrances must be shown on plat or removed from title report if not applicable.	

General Comments (informational and do not require corrections):

Reviewer Contact Information:

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

Submission Documents:

Document Name	Document ID
(72016) GCCDD Baker Road-PLAT 07-20-26.pdf	98715
2791025-07402 - (72016) GCCDD Baker Road - City Planning Letter - Update No. 1.pdf	98716

STATE OF TEXAS

COUNTY OF GALVESTON

I, RUSTY BURKETT, BEING THE PRESIDENT OF GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT, OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, OF THE 25.1547 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PRELIMINARY PLAT OF GCCDD BAKER ROAD FACILITY, 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.

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
RUSTY BURKETT, PRESIDENT
GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSTY BURKETT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID DISTRICT".

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE FOR CITY ENGINEER

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM
CITY ENGINEER
DIRECTOR OF ENGINEERING

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE PRELIMINARY PLAT OF GCCDD BAKER ROAD FACILITY, IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
BECKY BENNETT
ASSISTANT PLANNER

BY: _____
TOM HINCKLEY
CHAIRMAN

THIS IS TO CERTIFY THAT I, SCOTT R. SHERIDAN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION #6171, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6171

JULY 20, 2026

GALVESTON COUNTY CLERK ACKNOWLEDGMENT STATEMENT

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, ____M, AND DULY RECORDED ON _____, 20____, AT ____O'CLOCK, ____M, INSTRUMENT NUMBER _____, GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

IV.B.3.c.(8) Remove GCCDD signature block and notes from city submittals.

PRELIMINARY SIGNATURE BLOCK
FOR PLATS

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

CEO OR COO

DATE

DISTRICT ENGINEER

DATE

THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING OF ANY CONSTRUCTION OR BUILDING PERMIT. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN (6) MONTHS.

GCCDD PLAT NOTES

1. BUILDINGS, FENCES OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATE DRAINAGE DISTRICT (THE DISTRICT) RIGHTS-OF-WAY OR DRAINAGE EASEMENTS.

2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE #3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.

3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAVE BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.

4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.

5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.

6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING ARE NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.

8. NO PERMANENT IMPROVEMENTS, INCLUDING LANDSCAPING, PAVING, TREES, UTILITIES OR PLAYGROUND EQUIPMENT MAY BE CONSTRUCTED WITHIN A DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) ON FACILITIES OWNED OR MAINTAINED BY THE DISTRICT WITHOUT DISTRICT APPROVAL. IF THE DISTRICT DOES OBTAIN OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF SUCH FACILITIES, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, REPLACEMENT, OR REIMBURSEMENT FOR ANY IMPROVEMENTS DAMAGED, MOVED OR REMOVED BY THE DISTRICT. THE DISTRICT MAY ALSO REQUIRE OWNER REMOVAL OF ANY EXISTING IMPROVEMENTS BEFORE THE DISTRICT ASSUMES ANY RESPONSIBILITY IN REGARD TO SUCH FACILITIES.

9. REVIEW OR APPROVAL BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (GCCDD) DOES NOT RELIEVE THE APPLICANT, DEVELOPER, OR PROPERTY OWNER OF THE OBLIGATION TO OBTAIN ANY REQUIRED REVIEW, APPROVAL OR PERMIT FROM OTHER LOCAL, STATE OR FEDERAL AGENCIES HAVING JURISDICTION. ANY REVISIONS, MODIFICATIONS, OR CONDITIONS REQUIRED BY SUCH AGENCIES, IF MADE SUBSEQUENT TO GCCDD APPROVAL, MAY NECESSITATE RESUBMITTAL TO GCCDD FOR FURTHER REVIEW AND APPROVAL.

METES AND BOUNDS DESCRIPTION

Being 25.1547 acres (1,095,739 square feet) of land comprised of a portion of Lot 8 described in a deed to Clear Creek Drainage District with Clerk's File No. 011-52-0910 Official Public Records Galveston County, Texas (O.P.R.G.C.Tx.), a portion of Lot 9 described in deed to Clear Creek Drainage District with Clerk's File No. 98-009049 O.P.R.G.C.Tx. and a portion of Lot 16 described in a deed to Clear Creek Drainage District with Clerk's File No. 013-03-0336 O.P.R.G.C.Tx. All tracts of the Einar Hoidale's Subdivision, a subdivision of 200 acres out of the B.B.B. & C.R.R. Co. Survey, Abstract 160, Patent No. 773 on Coward Creek according to the Map or Plat thereof in Plat 12, Map 9, Galveston County Map Records (G.C.M.R.) of Galveston County, Texas;

COMMENCING: at a 1/2" Iron Rod found at the southwest corner of Lot 2 Block 1 of the Wild Pines Subdivision as recorded in Clerk's File No. 2025026296 Galveston County Map Records (G.C.M.R.);

THENCE: S 41°44'40" W along and with the north line of Section 1 of Mustang Meadows subdivision recorded in Volume 15, Page 14 G.C.M.R. a distance of 579.20 feet to a 5/8 inch Iron Rod with cap stamped "FMS" to the point of beginning of said tracts;

POINT OF BEGINNING: Continuing along and with said north line of Section 1 of Mustang Meadows Subdivision and along the south line of said lot 16 of the said Einar Hoidale's Subdivision S 41°44'40" W a distance of 419.34 feet to a 5/8 inch Iron Rod with cap stamped "FMS" set for corner;

THENCE: N 48°11'38" W along and with the shared boundary line of said Lot 16 and Lot 17 of the Einar Hoidale's Subdivision same lot being described in a deed with Galveston County Clerk's File No. 2008025152 O.P.R.G.C.Tx. a distance of 701.48 feet to a 5/8 inch iron rod with cap stamped "FMS" and a point for corner;

THENCE: S 41°45'30" W along and with the south line of said Lot 9 and the north boundary line of Lot 10 described in deed to Friendswood Independent School District with Clerk's File No. 2008025152 O.P.R.B.C.Tx. passing a 5/8 inch iron rod with cap stamped "FMS" a distance of 602.20 feet, continuing for a total distance of 1207.74 feet along the common line of said Lot 8 and Parcel 2 of Lot 18 described in Instrument No. 2023024935 O.P.R.B.C.Tx. to a 5/8 inch iron rod with cap stamped "FMS" to a point for corner;

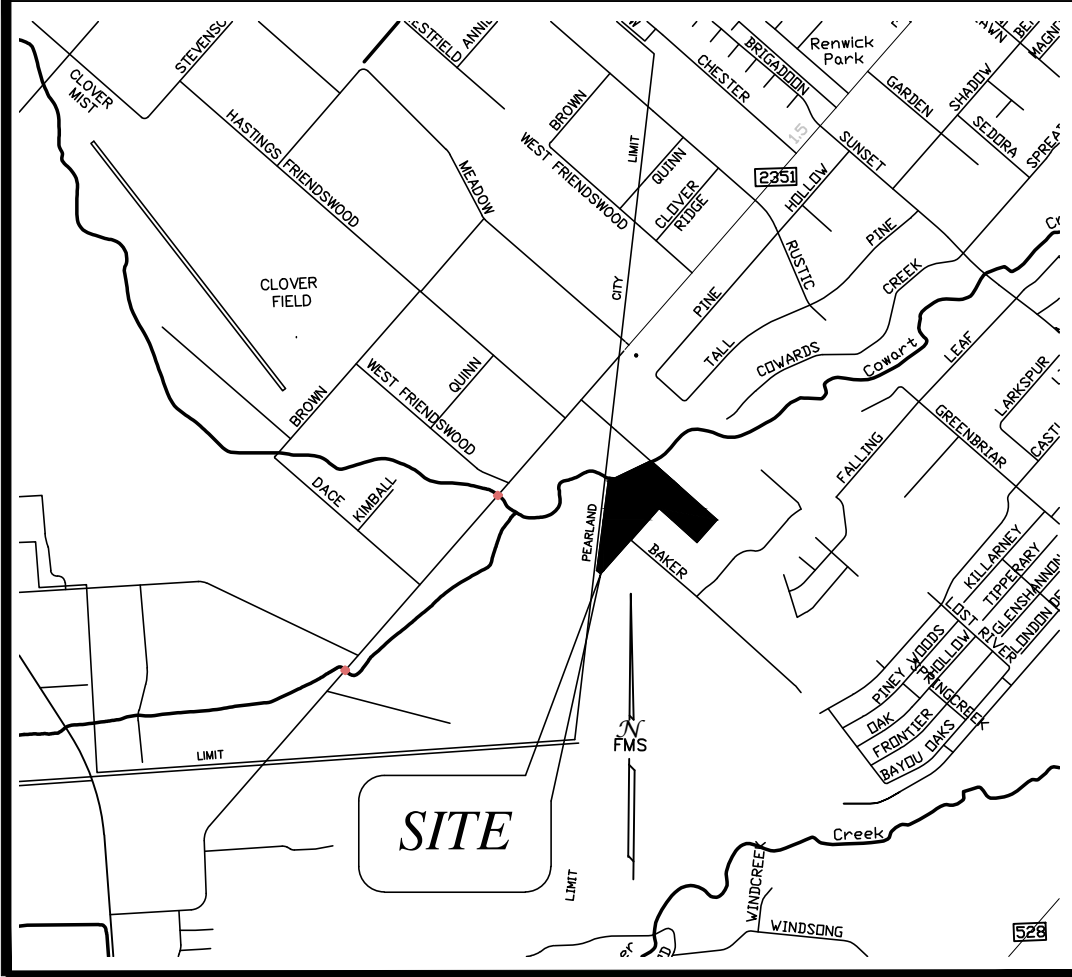
THENCE: N 48°11'36" W along and with the common line with said Lot 8 and Lot 7 described in a deed to Robert and Melissa Mora in G.C.C.F. No. 97-011684 O.P.R.B.C.Tx. a distance of 72.81 feet to a 5/8 inch iron rod with cap stamped "FMS" and a point for corner;

THENCE: N 07°17'38" E through said lot 8 a distance of 734.88 feet and continuing through said lot 16 for a total distance of 1241.06 feet to the centerline of Coward Creek and a point for corner;

THENCE: the following courses along and with the centerline of Coward Creek: S 77°29'41" E 32.38 feet; N 87°57'01" E 48.76 feet; N 73°27'37" E 48.58 feet; N 59°31'39" E 48.46 feet; N 47°52'08" E 51.90 feet; N 69°32'13" E 41.29 feet; N 75°25'55" E 76.91 feet; N 65°04'03" E 25.90 feet; N 71°55'23" E 27.02 feet; N 68°15'27" E 27.00 feet; N 64°35'52" E 27.04 feet; N 60°55'34" E 27.07 feet; N 55°59'58" E 31.67 feet; N 52°16'21" E 99.80 feet; N 45°58'31" E 20.04 feet; N 38°33'24" E 44.51 feet;

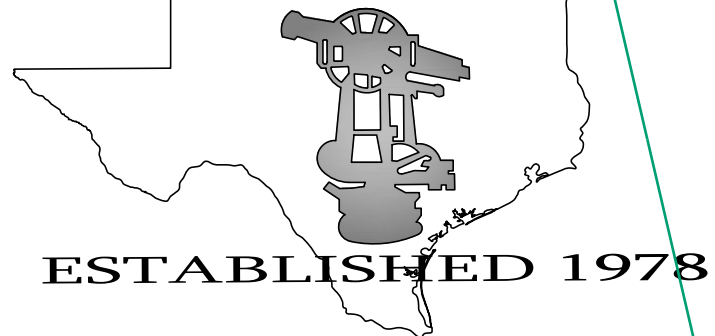
THENCE: S 48°11'36" E a distance of 40.00 feet along and with the common line of said portion of Lot 16 deeded to Clear Creek Drainage District and a remainder of Lot 16 described in deed to Jarrod and Heather Portelance in Instrument No. 2023019176 G.C.D.R. continuing along and with the same common line for a distance of 443.67 feet passing a 5/8 inch iron rod with cap stamped "FMS" and continuing for a total distance of 1225.08 feet along the same common line of the said portion of Lot 16 deeded to Clear Creek Drainage District and a remainder of Lot 16 recorded in a deed to E.H.S. Friendswood Wildlife Conservancy with G.C.C.F. No. 9830392 O.P.R.G.C.Tx. to the point of beginning and containing 25.1547 acres (1,095,739 square feet) of land.

VICINITY MAP
SCALE: 1" = 1/2 MILE



Principal officer is
required and is the
same as the
representative signing
the plat. (Subdivision

**FMS
SURVEYING, INC**



SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
CONTACT: AMITY JEFFERS
EMAIL: Amity@fmsurveying.com

OWNER:
G.C.C.D.D.
1605 WHITAKER DRIVE
FRIENDSWOOD, TEXAS 77546
PHONE: 281-482-0404
CONTACT: PAIGE L. BAILEY
EMAIL: pbailey@gccdd.dst.tx.us

TBPELS FIRM # 10040400
FMS JOB No. 72016
DRAFTING: AJ
www.fmsurveying.com

**PRELIMINARY PLAT
OF**

**GCCDD BAKER
ROAD FACILITY**

**BEING 25.1547 ACRES (1,095,739
SQUARE FEET) OF LAND COMPRISED
OF A PORTION OF LOT 8, A PORTION OF
LOT 9 AND A PORTION OF LOT 16 OF
THE EINAR HOIDALE'S SUBDIVISION, A
SUBDIVISION OF 200 ACRES OUT OF
THE B.B.B. & C.R.R. CO. SURVEY,
ABSTRACT 160, PATENT NO. 773 ON
COWARD CREEK ACCORDING TO PLAT
RECORD 12, MAP NO. 9 OF THE
GALVESTON COUNTY MAP RECORDS,
CITY OF FRIENDSWOOD, GALVESTON
COUNTY, TEXAS.**

**1 BLOCK, 3 RESERVES
1,095,739 SQ. FT
25.1547 ACRES**

JULY 20, 2026

THENCE: N 48°11'36" W along and with the common line with said Lot 8 and Lot 7 described in a deed to Robert and Melissa Mora in G.C.C.F. No. 97-011684 O.P.R.B.C.Tx. a distance of 72.81 feet to a 5/8 inch iron rod with cap stamped "FMS" and a point for corner;

THENCE: N 07°17'38" E through said lot 8 a distance of 734.88 feet and continuing through said lot 16 for a total distance of 1241.06 feet to the centerline of Coward Creek and a point for corner;

THENCE: the following courses along and with the centerline of Coward Creek: S 77°29'41" E 32.38 feet; N 87°57'01" E 48.76 feet; N 73°27'37" E 48.58 feet; N 59°31'39" E 48.46 feet; N 47°52'08" E 51.90 feet; N 69°32'13" E 41.29 feet; N 75°25'55" E 76.91 feet; N 65°04'03" E 25.90 feet; N 71°55'23" E 27.02 feet; N 68°15'27" E 27.00 feet; N 64°35'52" E 27.04 feet; N 60°55'34" E 27.07 feet; N 55°59'58" E 31.67 feet; N 52°16'21" E 99.80 feet; N 45°58'31" E 20.04 feet; N 38°33'24" E 44.51 feet;

THENCE: S 48°11'36" E a distance of 40.00 feet along and with the common line of said portion of Lot 16 deeded to Clear Creek Drainage District and a remainder of Lot 16 described in deed to Jarrod and Heather Portelance in Instrument No. 2023019176 G.C.D.R. continuing along and with the same common line for a distance of 443.67 feet passing a 5/8 inch iron rod with cap stamped "FMS" and continuing for a total distance of 1225.08 feet along the same common line of the said portion of Lot 16 deeded to Clear Creek Drainage District and a remainder of Lot 16 recorded in a deed to E.H.S. Friendswood Wildlife Conservancy with G.C.C.F. No. 9830392 O.P.R.G.C.Tx. to the point of beginning and containing 25.1545 acres (1,095,732 square feet) of land.

Record Title appears to be vested in:

CLEAR CREEK DRAINAGE DISTRICT

GCCDD became the vested owner at consolidation. Please coordinate with the title company regarding the gap in chain of title. i.e. Affidavit of merger/consolidation or file election order with county, etc.

By virtue of that certain Warranty Deed ~~dated December 20, 1996, filed for record December 23, 1996,~~ under Clerk's File No. 9651615 of the Official Public Records of Galveston County, Texas; also, being filed for record January 17, 1997, under Clerk's File No. 97002155 of the Official Public Records of Brazoria County, Texas.

By virtue of that certain Warranty Deed dated March 9, 1998, filed for record August 10, 1998, under Clerk's File No. 9838360 of the Official Public Records of Galveston County, Texas; also, being filed for record March 13, 1998, under Clerk's File No. 98009049 of the Official Public Records of Brazoria County, Texas.

By virtue of that certain Warranty Deed dated October 13, 1998, filed for record October 16, 1998, under Clerk's File No. 9851485 of the Official Public Records of Galveston County, Texas.

Deed Restrictions:

None found of record.

Easements and other encumbrances:

Subject to any portion of the subject property being affected by or lying within a public road or right of way, as dedicated and depicted on the plat(s) of Einar Hoidale's Subdivision, recorded in Plat Record 12, Map No. 9 of the Map Records of Galveston County, Texas, and in Volume 2, Page 2 of the Plat Records of Brazoria County, Texas.

Subject to the reservation of 20 feet of the lots for road and street purposes where streets and roads are indicated upon the recorded plat by double lines, as set forth in Volume 263, Page 45, Volume 283, Page 490, and Volume 515, Page 609 of the Deed Records of Galveston County, Texas; and in Volume 119, Page 95 and Volume 130, Page 183 of the Deed Records of Brazoria County, Texas.

Subject to that certain right of way and easement granted to Humble Pipe Line Company, a Texas corporation, in instrument dated October 2, 1939, filed for record October 4, 1939, in Volume 591, Page 548 of the Deed Records of Galveston County, Texas; as affected by that certain Partial Release of Pipeline Easement dated July 11, 1995, filed for record July 24, 1995, under Clerk's File No. 9527130 of the Official Public Records of Galveston County, Texas (*NOTE: Said Partial Release of Pipeline Easement references the incorrect recording information*).

Subject to that certain Right of Way Contract with Stanolind Oil and Gas Company, a Delaware corporation, dated February 22, 1946, filed for record April 5, 1946, in Volume 403, Page 357 of the Deed Records of Brazoria County, Texas.

Subject to that certain Right of Way Contract with Stanolind Oil and Gas Company, a Delaware corporation, dated February 22, 1946, filed for record May 16, 1946, in Volume 723, Page 154 of the Deed Records of Galveston County, Texas.

Subject to that certain Right of Way Contract with Stanolind Oil and Gas Company, a Delaware corporation, dated March 12, 1946, filed for record April 29, 1946, in Volume 403, Page 584 of the Deed Records of Brazoria County, Texas.

Subject to that certain Right of Way Contract with Stanolind Oil and Gas Company, a Delaware corporation, dated March 28, 1946, filed for record June 28, 1946, in Volume 731, Page 21 of the Deed Records of Galveston County, Texas.

Subject to that certain Right of Way Contract with Stanolind Oil and Gas Company, a Delaware corporation, dated March 12, 1946, filed for record December 13, 1946, in Volume 731, Page 689 of the Deed Records of Galveston County, Texas.

Subject to that certain Right of Way granted to Humble Oil & Refining Company, a Texas corporation, in instrument dated March 30, 1953, filed for record April 9, 1953, in Volume 559, Page 382 of the Deed Records of Brazoria County, Texas.

Subject to all of those certain easements and rights of way granted to Humble Oil & Refining Company, a Texas corporation, in instrument dated June 24, 1953, filed for record July 7, 1953, in Volume 566, Page 503 of the Deed Records of Brazoria County, Texas.

Subject to that certain Right-of-Way Agreement with Pan American Gas Company, a Delaware corporation, dated October 24, 1966, filed for record May 15, 1967, in Volume 1859, Page 557 of the Deed Records of Galveston County, Texas.

Subject to that certain right-of-way and easement granted to Houston Lighting and Power Company, in instrument dated December 31, 1968, filed for record January 6, 1969, in Volume 2003, Page 252 of the Deed Records of Galveston County, Texas.

Subject to the terms, conditions and stipulations of that certain Annexation Order of the Clear Creek Drainage District, dated November 6, 1979, filed for record December 7, 1979, in Volume 3191, Page 240 of the Deed Records of Galveston County, Texas.

Subject to that certain Right of Way Contract with Phillips Pipe Line Company and WestTex 66 Pipeline Company, dated June 16, 1994, filed for record June 23, 1994, under Clerk's File No. 9428427 of the Official Public Records of Galveston County, Texas.

Subject to that certain Easement granted to Houston Lighting and Power Company, a Texas corporation, in instrument dated July 25, 1995, filed for record October 30, 1995, under Clerk's File No. 9541773 of the Official Public Records of Galveston County, Texas.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: **30-DAY EXTENSION REQUEST: HIGHPOINT CHURCH OF TEXAS, INC. PRELIMINARY PLAT**

Consider approving a 30-day extension of the Highpoint Church of Texas, Inc. preliminary plat application in accordance with Appendix B, Subdivisions, Section V.B.

Action:

SUMMARY / ORIGINATING CAUSE

The applicant is requesting a 30-day extension to allow for more time to address staff comments. The Corrections Report and location map are included on item 5.D.

Appendix B. Subdivisions

Section V. B. Request for 30-day extension. An applicant may request one or more extensions, each extension shall not exceed 30 days, provided that the applicant submits a request in writing before the expiration of the original 30-day period and the commission approves the request.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. (72589) Highpoint Church Extension Req letter



August 3, 2026

City of Friendswood
Planning Commission
910 S Friendswood Drive
Friendswood, TX 77546
Re: Plat application No. PLT2026-3060

To whom it may concern:

We formally request an extension on the subject plat application to ensure we can complete the coordination needed to satisfy the comments received on 07-27-2026.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, reading "Amity Jeffers". The signature is fluid and cursive, with the first name "Amity" being more prominent.

Amity Jeffers
Plat Coordinator



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: **PRELIMINARY PLAT: HIGHPOINT CHURCH OF TEXAS, INC.**

Consider approving the preliminary plat of Highpoint Church of Texas, Inc., located at 1406 W Parkwood Ave, being a 16.6442 acre tract in the A.H. Jackson Survey, Abstract 128, being a called 12.387 acre tract of land described in a deed to Highpoint Church of Texas, Inc., in Clerk's File No. 2021093734 O.P.R.G.C.Tx. and being all of a called 4.075 acre tract of land described in a deed to Highpoint Church of Texas, Inc., recorded in Clerk's File No. 2025042567 O.P.R.G.C.Tx. said 16.6442 acres all being in the City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

If the 30-day extension is granted, this item can be skipped.

This plat is a single lot subdivision of approximately 12 acres. The property is currently zoned Single Family Residential (SFR). Future development of the lot with a church campus will require a Specific Use Permit (SUP).

Staff recommends Disapprove with Reasons.

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

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

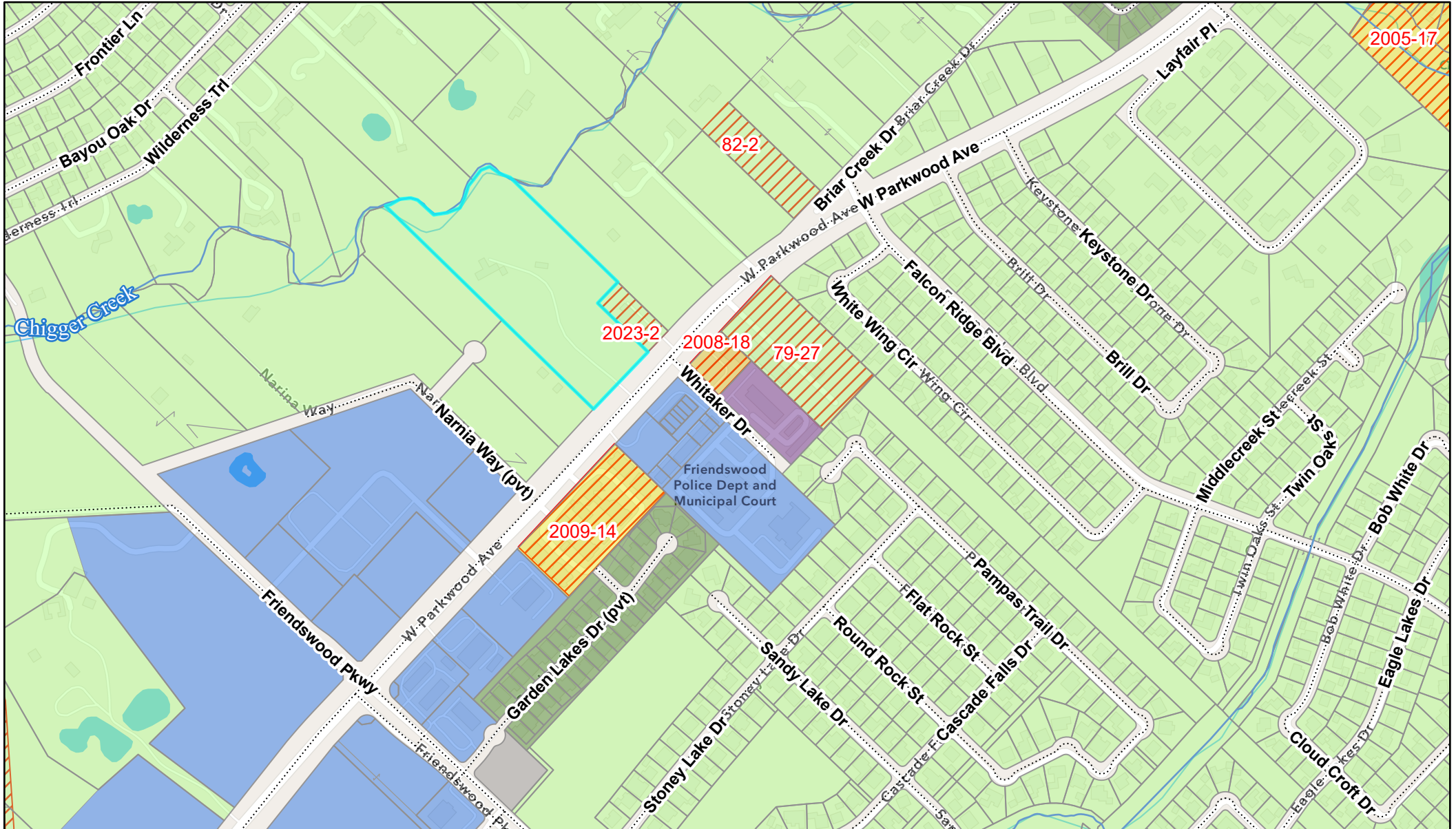
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

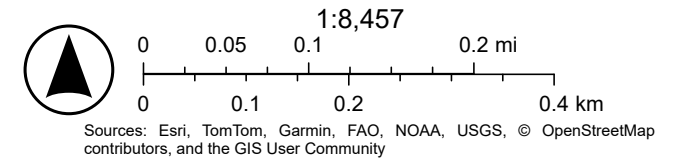
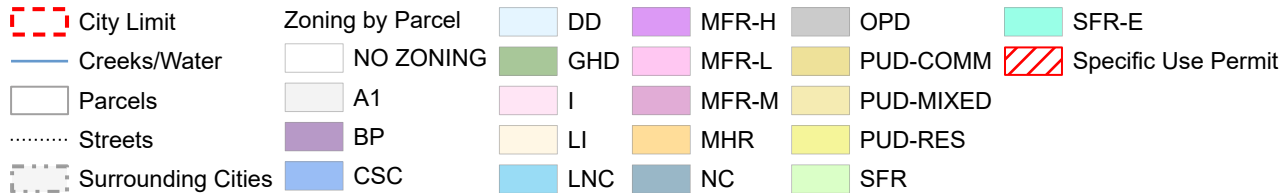
ATTACHMENTS

1.	Highpoint Church Location Map
2.	Highpoint Church PLT2026-3060 - Corrections Report 07-27-2026

City of Friendswood



8/4/2026, 3:24:32 PM



City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

**Corrections Required - 07-27-2026 08:40:52****Application No. PLT2026-3060****Address : 1406 W PARKWOOD AVE****Corrections Required Instructions:**

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
5	Plat1	Natalie Franco : Engineering	Name, location, width, and purpose of all existing and proposed easements. (Subdivision Ord Section IV. B. 2. b. (14))	
26	Plat1	Jil Arias : Engineering	Provide a 10' sanitary sewer parallel to FM 528 for City's planned future sanitary sewer project.	
27	Plat1	Jil Arias : Engineering	IV.B.2.b(5) Scale to 1" = 2000'	
28	Plat1	Jil Arias : Engineering	IV.B.2.b(19) Label Chigger Creek	
29	Plat1	Jil Arias : Engineering	IV.B.2.b(3) Orient north to the top	
8	Plat1	Becky Bennett : Planning	IV.B.2.b.(1)(d) Revise HighPoint to one word in the owner's info throughout.	
9	Plat1	Becky Bennett : Planning	IV.B.2. Rename 'minor plat' to 'Preliminary Plat'	
10	Plat1	Becky Bennett : Planning	IV.B.2.b.(10) Specify West Parkwood Ave	
12	Plat1	Becky Bennett : Planning	IV.B.2.b.(17) Show contours at one-half foot intervals.	
13	Plat1	Becky Bennett : Planning	Use current Standard Plat Notes available at Link	
14	Plat1	Becky Bennett : Planning	10' esmt appears to be on adjacent tract belonging to Templeman.	
15	Plat1	Becky Bennett : Planning	IV.B.3.c.(5) Draw pipeline location and 50-foot build line from pipeline (can defer to final plat)	
20	Plat1	Aubrey Harbin : Planning	Lot is currently zoned SFR. Label as Lot 1, Block 1. (Subdivision Ord. Sec. VI.B.2.b (7) and (8))	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
21	Plat1	Aubrey Harbin : Planning	1 Block, 1 Lot, 0 Reserves ((Subdivision Ord. Sec. VI.B.2.b (7) and (8))	
22	Plat1	Aubrey Harbin : Planning	Provide Tree preservation, mitigation, and maintenance plan. (Subdivision Ord. Sec. VI.B.2.(12))	
25	Plat1	Aubrey Harbin : Planning	Remove Harold from street name.	
16	Plat2	Becky Bennett : Planning	Remove reference to minor plat in the acknowledgements. The subdivision name is sufficient.	
17	Plat2	Becky Bennett : Planning	IV.B.3.c.(8) Remove GCCDD signature block and notes from city submittals.	
7	2	Becky Bennett : Planning	Tract 2 is not within plat boundary.	
11	2	Becky Bennett : Planning	IV.2.B.2.(14) All restrictions and encumbrances must be noted on the face of the plat or removed from the title report if not applicable.	
6	2	Steve Vavrecka : Public Works	Note: Public or install valve before leaving public easement.	

General Comments (informational and do not require corrections):

Page Reference	Reviewer : Department	Review Comments
Plat1	Jil Arias : Engineering	Prior to submitting civil construction plans, submit a Traffic Impact Analysis (TIA) in accordance with Section VI, Site Development, of the City of Friendswood Design Criteria Manual. Due to the size of the proposed development and its access to FM 528, the TIA shall evaluate the impacts of the proposed development on the capacity and safety of the adjacent street and provide recommendations for any roadway, access, traffic control, or operational improvements necessary to safely accommodate peak traffic associated with church services. Recommendations may include, but are not limited to, modifications to the existing signalized driveway, deceleration lanes, additional turn lanes, traffic signal improvements, traffic control by law enforcement, access management, or other measures identified by the study. If traffic control by law enforcement is recommended, the TIA shall include a detailed traffic control plan identifying officer locations, traffic control responsibilities, and vehicle routing necessary to safely and efficiently manage ingress and egress.
1	Jil Arias : Engineering	Consideration should be made for future lift station abandonment when gravity main is installed. Castle Bioscience installed a manhole upstream of their lift station that will be utilized to divert flow.
2	Adam Aiken : Fire Marshal	Note: D103.1 Access road width with a hydrant. Fire lane with fire hydrant needs to be 26' wide to accomdate the use of the hydrant. This additional width needs to have a min length of 50'
Plat1	Becky Bennett : Planning	NOTE: The city has reviewed the plat and associated utility and drainage plans to verify the subdivision has adequate access to utilities and the ability to convey stormwater off site. A detailed review of the civil plans is not performed during platting.

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Aubrey Harbin	aharbin@friendswood.com	281-996-3280
Adam Aiken	aaiken@friendswood.com	281-996-3335
Jil Arias	jarias@friendswood.com	281-996-3312
Steve Vavrecka	svavrecka@friendswood.com	281-996-3384
Becky Bennett	bbennett@friendswood.com	281-996-3290
Natalie Franco	nfranco@friendswood.com	281-993-3411

Submission Documents:

Document Name	Document ID
DSE26-002-HIGH POINT CHURCH_ONE LINES.pdf	98751
(72589) High Point Plat 07-17-26.pdf	98748
2791026-01137 - City Planning Letter - Update #1 (72589) Highpoint Church.pdf	98752

STATE OF TEXAS
COUNTY OF GALVESTON

Remove reference to minor plat in the acknowledgements. The subdivision name is sufficient.

WE, HIGHPOINT CHURCH OF TEXAS, INC., BEING THE OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, OF THE 16.6442 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MINOR PLAT OF HIGHPOINT CHURCH OF TEXAS INC, 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.

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20__.

BY: _____
RUSSELL SCOTT NIEMEIER, PRESIDENT/PASTOR
HIGHPOINT CHURCH OF TEXAS, INC.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL SCOTT NIEMEIER, PRESIDENT/PASTOR OF HIGHPOINT CHURCH OF TEXAS, INC., 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS". GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, COMMUNITY BANK OF TEXAS, N.A., OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHPOINT CHURCH OF TEXAS, INC., SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2021093735 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

JOE F. WEST, TRUSTEE
COMMUNITY BANK OF TEXAS, N.A.
STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE F. WEST, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS". GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, HIGHPOINT CHURCH OF TEXAS, INC., OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HIGHPOINT CHURCH OF TEXAS, INC., SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2025042568 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BOBBY DOVER, TRUSTEE
HIGHPOINT CHURCH OF TEXAS, INC.
STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOBBY DOVER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS". GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE FOR CITY ENGINEER

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM
CITY ENGINEER
DIRECTOR OF ENGINEERING

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MONOR PLAT OF HIGHPOINT CHURCH, IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20__.

BY: _____
BECKY BENNETT
ASSISTANT PLANNER

BY: _____
TOM HINCKLEY
CHAIRMAN

GALVESTON COUNTY CLERK ACKNOWLEDGMENT STATEMENT

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20__, AT _____ O'CLOCK, __M, AND DULY RECORDED ON _____, 20__, AT _____ O'CLOCK, __M, INSTRUMENT NUMBER _____, GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL SIGNATURE BLOCK
FOR PLATS

REVIEW REFERENCE #: _____

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

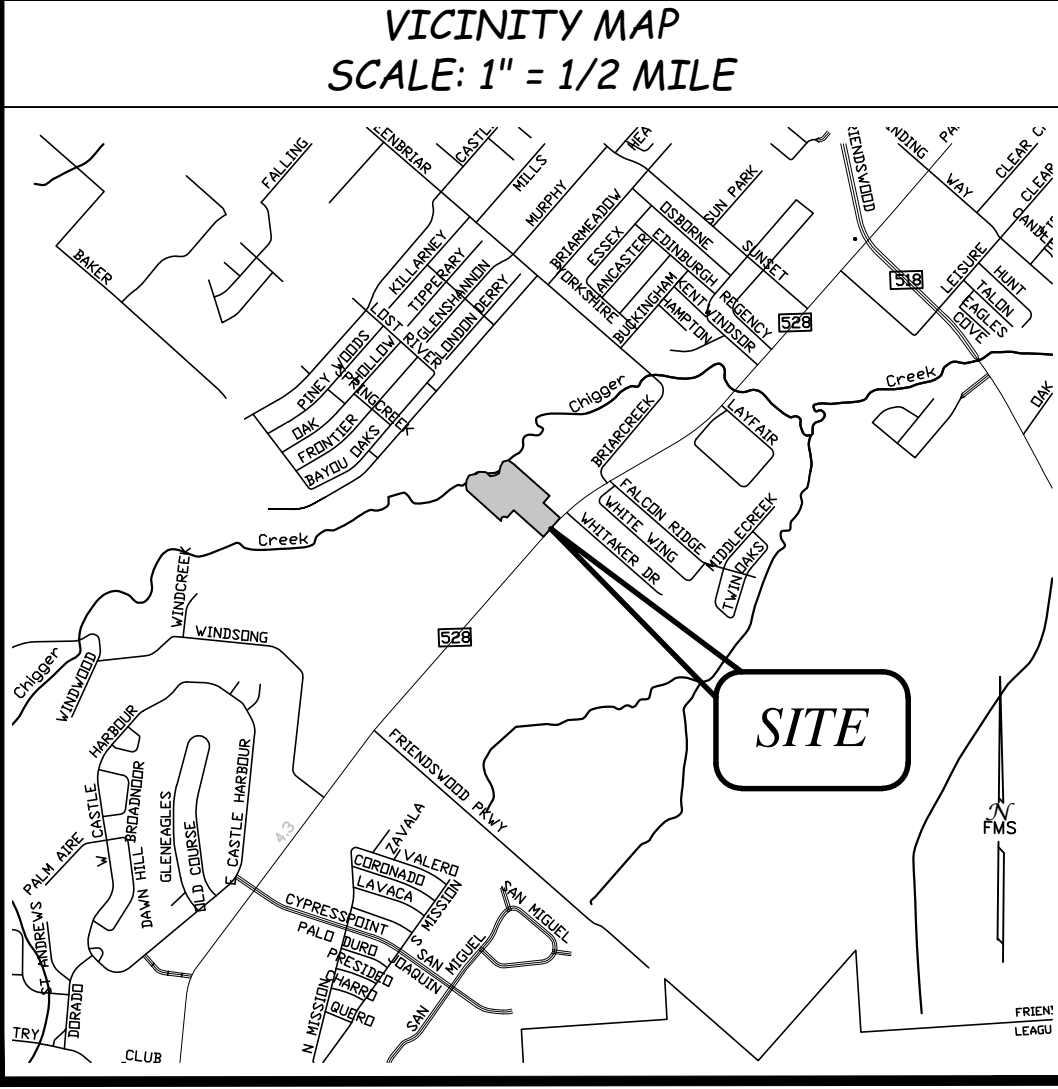
DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL." THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THAT THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

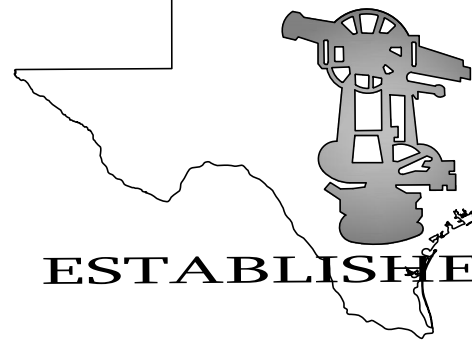
GCCDD PLAT NOTES

1. BUILDINGS, FENCES OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATE DRAINAGE DISTRICT (THE DISTRICT) RIGHTS-OF-WAY OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE #3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAVE BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING ARE NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
8. NO PERMANENT IMPROVEMENTS, INCLUDING LANDSCAPING, PAVING, TREES, UTILITIES OR PLAYGROUND EQUIPMENT MAY BE CONSTRUCTED WITHIN A DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) ON FACILITIES OWNED OR MAINTAINED BY THE DISTRICT WITHOUT DISTRICT APPROVAL. IF THE DISTRICT DOES OBTAIN OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF SUCH FACILITIES, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, REPLACEMENT, OR REIMBURSEMENT FOR ANY IMPROVEMENTS DAMAGED, MOVED OR REMOVED BY THE DISTRICT. THE DISTRICT MAY ALSO REQUIRE OWNER REMOVAL OF ANY EXISTING IMPROVEMENTS BEFORE THE DISTRICT ASSUMES ANY RESPONSIBILITY IN REGARD TO SUCH FACILITIES.
9. REVIEW OR APPROVAL BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (GCCDD) DOES NOT RELIEVE THE APPLICANT, DEVELOPER, OR PROPERTY OWNER OF THE OBLIGATION TO OBTAIN ANY REQUIRED REVIEW, APPROVAL OR PERMIT FROM OTHER LOCAL, STATE OR FEDERAL AGENCIES HAVING JURISDICTION. ANY REVISIONS, MODIFICATIONS, OR CONDITIONS REQUIRED BY SUCH AGENCIES, IF MADE SUBSEQUENT TO GCCDD APPROVAL, MAY NECESSITATE RESUBMITTAL TO GCCDD FOR FURTHER REVIEW AND APPROVAL.

IV.B.3.c.(8) Remove GCCDD signature block and notes from city submittals.



FMS
SURVEYING, INC.



SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
CONTACT: AMITY JEFFERS
EMAIL: amty@fmsurveying.com

OWNER:
HIGH POINT CHURCH OF TEXAS, INC.
P.O. BOX 1138
FRIENDSWOOD, TEXAS 77549
PHONE: 281-802-2410
CONTACT: PASTOR SCOTT NIEMEIER
EMAIL: pastorscott@myhighpointchurch.com

TBPELS FIRM # 10040400
FMS JOB No. 72589
DRAFTING: AJ
www.fmsurveying.com

MINOR PLAT
OF
**HIGHPOINT CHURCH
OF TEXAS INC.**

A 16.6442 ACRE TRACT IN THE A.H. JACKSON SURVEY, ABSTRACT 128, BEING A CALLED 12.387 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HIGHPOINT CHURCH OF TEXAS, INC. IN CLERK'S FILE No. 2021093734 O.P.R.G.C.TX. AND BEING ALL OF A CALLED 4.075 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HIGHPOINT CHURCH OF TEXAS, INC. RECORDED IN CLERK'S FILE No. 2025042567 O.P.R.G.C.TX. SAID 16.6442 ACRES ALL BEING IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

1 BLOCK, 0 LOT, 1 RESERVES
725.021 SQ. FT
16.6442 ACRES

JULY 17, 2026

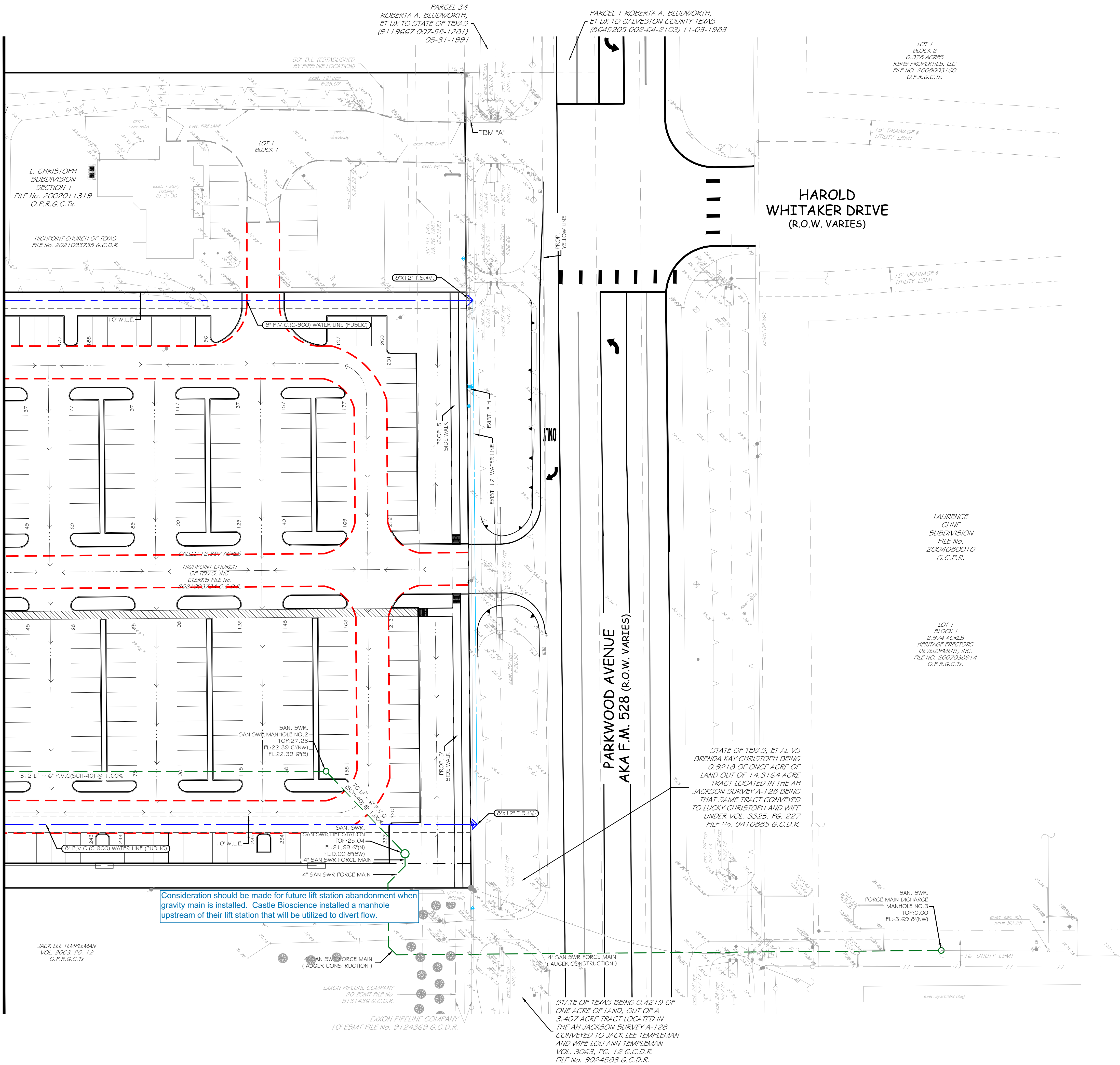
THIS IS TO CERTIFY THAT I, SCOTT R. SHERIDAN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION #6171, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME; AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6171

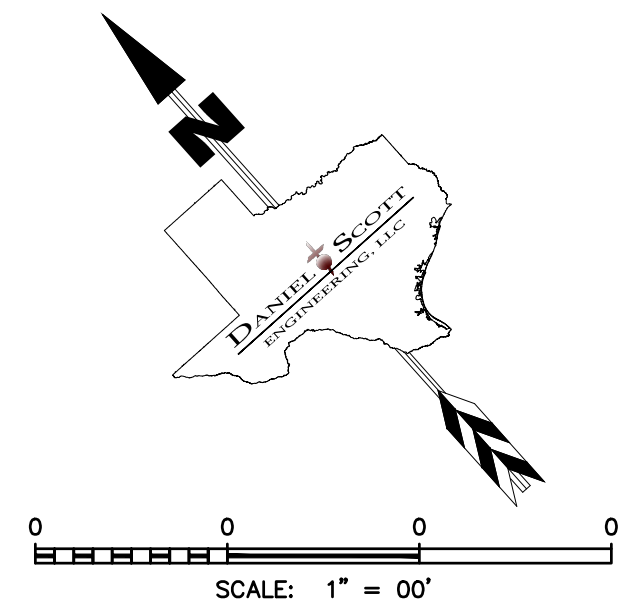
JULY 17, 2026

MATCH LINE SEE SHEET 2



PROJECT BENCHMARK: AW5596 ELEV.=29.50'
PROJECT BENCHMARK AW5596 IS DESCRIBED AS BEING PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD FROM THE JUNCTION OF FM 518 AND FM 528 IN FRIENDSWOOD, 60 SOUTHWEST ON FM 528 FOR 1.8 KM (1.1 MI) TO THE ENTRANCE TO CLEAR CREEK DRAINAGE DISTRICT BUILDING ON THE LEFT. TURN ONTO ENTRANCE DRIVE TO THE MARK ON THE RIGHT IN THE GRASS.
PUBLISHED ELEV: 29.50, NAVD 83
TEMPORARY BENCHMARK 'A' : ELEV.=29.98'
TEMPORARY BENCHMARK 'A' IS AN 'X' CUT IN CONCRETE ON THE SIDEWALK AS SHOWN ON THE SURVEY.
ELEV: 29.98 (NAVD 83)
TEMPORARY BENCHMARK 'B' : ELEV.=29.34'
TEMPORARY BENCHMARK 'B' IS A BOX CUT IN CONCRETE ON THE ON A STORM CULVERT AS SHOWN ON THE SURVEY.
ELEV: 29.34 (NAVD 83)
FLOOD STATEMENT
THE SUBJECT PROPERTY LIES WITHIN ZONE A FLOODWAY, ZONE A, SHADED X AND CLEAR X, AS SCALED ON FLOOD INSURANCE RATE MAP No. 48167C000205 AND 48167C00146, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

- NOTES:
1. ALL PROPOSED FILL WILL BE PLACED IN 6" MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY.
 2. CONTRACTOR MUST VERIFY EXISTING CONDITIONS BEFORE COMMENCING ANY CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL POWER POLES NEAR CONSTRUCTION IF NECESSARY.



INTERIM REVIEW ONLY
SCOTT R. SHERIDAN
P.E. 108861
NOT FOR CONSTRUCTION

July 14, 2026

THIS DOCUMENT AND RELATED DETAILS REMAIN THE PROPERTY OF DANIEL SCOTT ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE SOLD, COPIED, OR REPRODUCED WHOLE OR IN PART, WITHOUT THE CONSENT OF DANIEL SCOTT ENGINEERING, LLC.

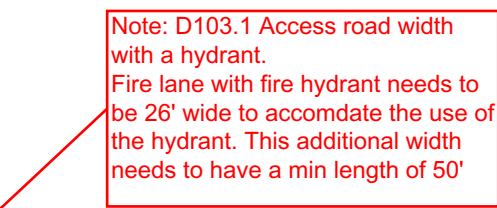
DANIEL SCOTT
ENGINEERING, LLC
SINCE 2007
TSP#LS P-8827 (281) 519-8530
P.O. BOX 1549, ALVIN, TX 77512 scott@danielscotteengineering.com

HIGH POINT CHURCH
1406 W. PARKWOOD
FRIENDSWOOD TEXAS

UTILITY PLAN

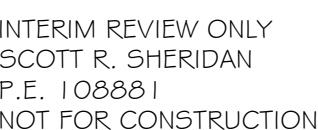
State Seal, No. 108861, State of Texas	Date
State Seal, No. 108861, State of Texas	Date
NOTE: It is to be noted that the above signed have reviewed all sheets provided and found them to be in general conformity with the requirements established by the City of Houston. This approval is only valid for the time period within 180 days of the date of this approval. The above information has been reviewed, approved, and sealed by a duly qualified professional engineer licensed to practice engineering in the State of Texas, which certifies the engineer's responsibility and accuracy.	
REVISION DATE: JULY 2026	

DRAWING SCALE	Project No.
HORIZ: 1"=30' VERT: NA	D5E26-002
SHEET No.	Drawing No.
1 OF 4	D5E26002-300



NOTES:

1. ALL PROPOSED FILL WILL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY.
2. CONTRACTOR MUST VERIFY EXISTING CONDITIONS BEFORE COMMENCING ANY CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL POWER POLES NEAR CONSTRUCTION IF NECESSARY.



July 14, 2026

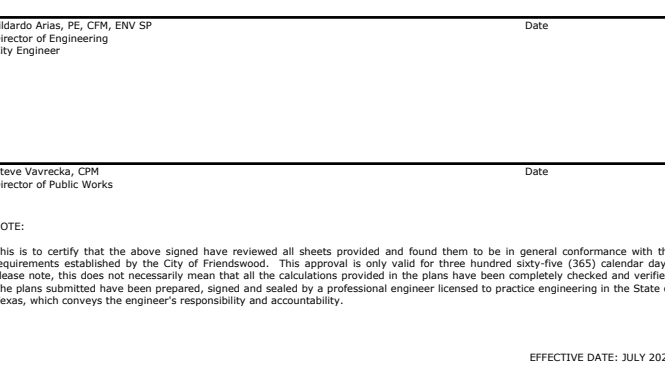
THIS DOCUMENT AND RELATED DETAILS REMAIN THE PROPERTY OF DANIEL SCOTT ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE SOLD, COPIED OR REPRODUCED WHOLE OR IN PART, WITHOUT THE CONSENT OF DANIEL SCOTT ENGINEERING, LLC.

DANIEL SCOTT
ENGINEERING, LLC
SINCE 2007

BP&LS F-9827 (281) 519-8530
P.O. BOX 1549, ALVIN, TX 77512
scott@danielscottengineering.com

HIGH POINT CHURCH
1406 W. PARKWOOD
FRIENDSWOOD TEXAS

UTILITY PLAN 2



DRAWING SCALE	Project No.
HORIZ: 1"=30' VERT: NA	D5E26-002
SHEET No.	Drawing No.
2 OF 4	D5E26002-301

THENCE: FOLLOWING A CURVE TO THE LEFT WITH A CHORD BEARING OF S 60°02'36" W AND A CHORD DISTANCE OF 94.77 FEET, A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 124.60 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "FMS" SET FOR CORNER;

THENCE: N 48°12'26" W A DISTANCE OF 625.69 FEET ALONG AND WITH A LINE DESCRIBED IN DEED TO PAUL JUDSON AND JOSEPHINE CAROL BOONE IN CLERK'S FILE No. 2008037613 O.P.R.G.C.Tx. AND SAID 4.075 ACRE HIGH POINT CHURCH TRACT TO A FOUND 5/8 INCH IRON ROD AND CONTINUING ON FOR A TOTAL DISTANCE OF 671.47 FEET TO A POINT FOR CORNER AND THE CENTERLINE OF CHIGGER CREEK;

THENCE: ALONG AND WITH SAID CENTERLINE OF CHIGGER CREEK THE FOLLOWING COURSES AND DISTANCES: N 43°06'57" E 3.08 FEET; N 09°42'18" W 63.45 FEET; N 08°11'16" E 81.60 FEET; N 26°40'50" E 74.11 FEET; N 76°41'00" E 109.29 FEET; N 57°15'17" E 48.28 FEET; S 88°36'09" E 95.14 FEET; S 45°27'51" E 89.55 FEET; N 80°14'03" E 71.99 FEET; N 62°09'36" E 61.91 FEET; N 11°53'37" E 106.86 FEET; N 31°29'56" E 78.51 FEET; N 73°43'10" E 75.99 FEET; S 55°12'51" E 91.68 FEET;

THENCE: S 48°12'26" E LEAVING SAID CENTERLINE OF CHIGGER CREEK AND TRAVELING ALONG AND WITH SAID 12.387 ACRE HIGHPOINT CHURCH OF TEXAS, INC. TRACT ALSO BEING THE SAME LINE OF A CALLED 16.6447 ACRE TRACT DESCRIBED IN A DEED TO ROBERT A. BLUDWORTH IN VOL. 2119, PAGE 627 G.C.D.R. A DISTANCE OF 698.46 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" FOR A POINT FOR CORNER;

THENCE: S 41°19'20" W ALONG AND WITH THE NORTH LINE OF SAID L. CHRISTOPH SUBDIVISION A DISTANCE OF 134.57 FEET TO A 5/8 INCH IRON ROD STAMPED "TRUE MERIDIAN" FOUND FOR A POINT FOR CORNER;

THENCE: S 48°12'26" E ALONG AND WITH THE WESTERLY LINE OF SAID L. CHRISTOPH SUBDIVISION A DISTANCE OF 324.35' TO THE POINT OF BEGINNING AND CONTAINING 16.6442 ACRES OF LAND.

Tract 2: **Tract 2 is not within plat boundary.**

Lot One (1), in Block One (1), of L. Christoph Subdivision Section 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1287 in the Office of the County Clerk of Galveston County, Texas.

Record Title appears to be vested in:

Highpoint Church of Texas, Inc.

By virtue of a Special Warranty Deed with Vendor's Lien, filed September 10, 2025, recorded under County Clerk's File No. 2025042567.

By virtue of a Warranty Deed with Vendor's Lien, filed December 30, 2021, recorded under County Clerk's File No. 2021093734.

Deed Restrictions:

Those as set forth on the plat of L. Christoph Subdivision Section 1, a subdivision filed under County Clerk's File No. 2002011319 (Vol. 18, Pg. 1287) of the Map/Plat Records, and as set forth in the instrument(s) filed for record under County Clerk's File No(s). 9410885, of the Deed Records, all in Galveston County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin.

Easements and other encumbrances:

1. All easements as set forth on the Plat of L. Christoph Subdivision Section 1, a subdivision filed under County Clerk's File No. 2002011319 (Vol. 18, Pg. 1287) of the Map/Plat Records of Galveston County, Texas.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject:

Consider election of a chairperson and vice chairperson.

Action:

SUMMARY / ORIGINATING CAUSE

A chair and vice-chair are elected for one-year terms commencing on July 1 based upon the board's appointment schedule in accordance with Friendswood Code of Ordinances Section 2-24. The history of people elected to these positions is attached for reference.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Chair and Vice Chair History

P&Z Chairman and Vice Chairman History

Effective December 2022 – 2-year terms starting with new appointments in July 2023; chair and vice chair appointments are one-year terms commencing on July 1st

Name	Position	Term
David O'Farrell	Chairman	June 2015 – June 2018
Arthur Triplette	Vice Chairman	June 2015 - April 2016 (resigned)
Craig Lovell	Vice Chairman	March 2016 – March 2019
Craig Lovell	Chairman	February 2017 – June 2017 (resigned)
Rhonda Neel	Vice Chairman	February 2017 – July 2017
Rhonda Neel	Chairman	July 2017 – July 2018 (completed term)
Brett Banfield	Vice Chairman	July 2017 – July 2018
Joe Matranga	Chairman	July 2018 – July 2021
Richard Sasson	Vice Chairman	July 2018 – July 2021
Joe Matranga	Chairman	July 2021 – January 2023
Richard Sasson	Vice Chairman	July 2021 – July 2023
Tom Hinckley	Chairman	January 2023 – August 2025
Richard Sasson	Vice Chairman	July 2023 – December 2024 (passed away)
Marcus Rives	Vice Chairman	December 2024 – August 2025
Tom Hinckley	Chairman	August 2025 – current
Marcus Rives	Vice Chairman	August 2025 – current

Red – current

2022 – changed to one-year terms to be determined each July



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: Consider appointments to the Planning Subcommittee and Ordinance Subcommittee.

Action:

SUMMARY / ORIGINATING CAUSE

Planning Subcommittee

Travis Mann
Marcus Rives
Brian Bounds

Ordinance Subcommittee

Stacey Phillips
Willie Anderson
Tram Kim

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1.	PZ Commission Subcommittee Assignments 2026
----	---

2026 Planning and Zoning Commission Subcommittees

Approved August 2026

Planning Subcommittee – standing committee to consider and study long-term plans such as the Future Land Use Map, Comprehensive Plan, Official Zoning Map, etc.

Travis Mann
Brian Bounds
Marcus Rives

Staff Liaison: Aubrey Harbin, Director of Community Development/Planner

Ordinance Subcommittee – standing subcommittee to consider and study proposed changes to the Subdivision Ordinance, Zoning Ordinance and any other ordinance topics as requested by City Council.

Willie Anderson
Stacey Phillips
Tram Kim

Staff Liaison: Becky Bennett, Assistant Planner

Planning and Zoning Commission Rules of Procedure

Adopted January 12, 2023

8. CREATION OF AD HOC SUBCOMMITTEES

8.1 Commission Subcommittees. The Commission may, as the need arises, authorize the appointment of the "ad hoc" subcommittees composed of members of the Commission. Any subcommittee so created shall be created by a majority vote of Commission and shall cease to exist upon the accomplishment of the special purpose for which it was created or when abolished by a majority vote of the Commission.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: Discuss proposed changes to Appendix C, Zoning, regarding fences in front yards.

Action:

SUMMARY / ORIGINATING CAUSE

Origination of this request

Code Enforcement observed a contractor installing a fence in a front yard without a permit and advised them to stop work and apply for a permit. Upon review, it was determined that the lot did not meet the minimum requirements to allow a fence in the front yard. The subject lot is .5 acres and has about 109 feet of frontage and the adjacent lots do not have front yard fences. The contractor submitted an application for a rear yard fence only, which was approved.



Current Regulation

Currently, fences are allowed in front of the front building line in the following instances:

- On lots adjacent to FM 528, FM 2351, and FM 518 north of FM 2351 and south of FM 528
- On lots greater than 2 acres
- Decorative, transparent fences are allowed on lots greater than 2 acres OR that have a minimum width of 150 feet at the street
- Exception: any size lot may construct a fence when all adjoining lots facing the same right-of-way or private street have existing compliant fences in the front yard

Chain link and barbed wire fences are prohibited in front yards in residential districts.

Ordinance Subcommittee

The Planning and Zoning Commission Ordinance Subcommittee workshopped the item, and they were not in favor of changing the ordinance.

If changes are made to the ordinance, their second recommendation is:

- Restrict the height to 4-feet
- Restrict the material to wrought iron and masonry columns (Missouri City); no wire of any kind (League City)
- Minimum 1 acre lot size

None of these options would remedy the situation at 711 Greenbriar Dr.

City Council Work Session

This subject was discussed with City Council at their regular meeting on August 3rd. Council suggested adding Greenbriar Drive to the list of streets allowed to have fences. They requested that the Planning and Zoning Commission proceed with making a recommendation on a change to the ordinance.

[Link to Council Discussion](#)

A table is attached showing regulations of fences in front yards in other cities, as well as a redline of proposed changes to the Zoning Ordinance according to Council's direction.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1.	Redline Section 8. B. Fences and Walls
2.	Front Yard Fencing Benchmarks
3.	Greenbriar Map

Section 8. Supplementary district regulations.

- B. *Fences and walls.* Except as provided below, fences and walls are permitted in or along the edge of any required yard provided:-

1. However, nNo fence or wall shall be constructed on any exterior side yard so as to constitute a hazardous visual obstruction to traffic in any direction, and the same must conform to subsection A of this section.

2. -Additionally, fFences and walls may only be constructed in front yards on lots adjacent to FM 528, FM 2351, and FM 518 north of FM 2351 and south of FM 528 or on lots greater than two acres, provided that no hazardous visual obstruction is created.

3. On residential lots, decorative, transparent fences, with an overall height no greater than 4 feet from natural grade, may be constructed in front yards on lots ~~greater than two acres or~~ that have a minimum lot width of 150 feet at the street or any lot with frontage on Greenbriar Drive.

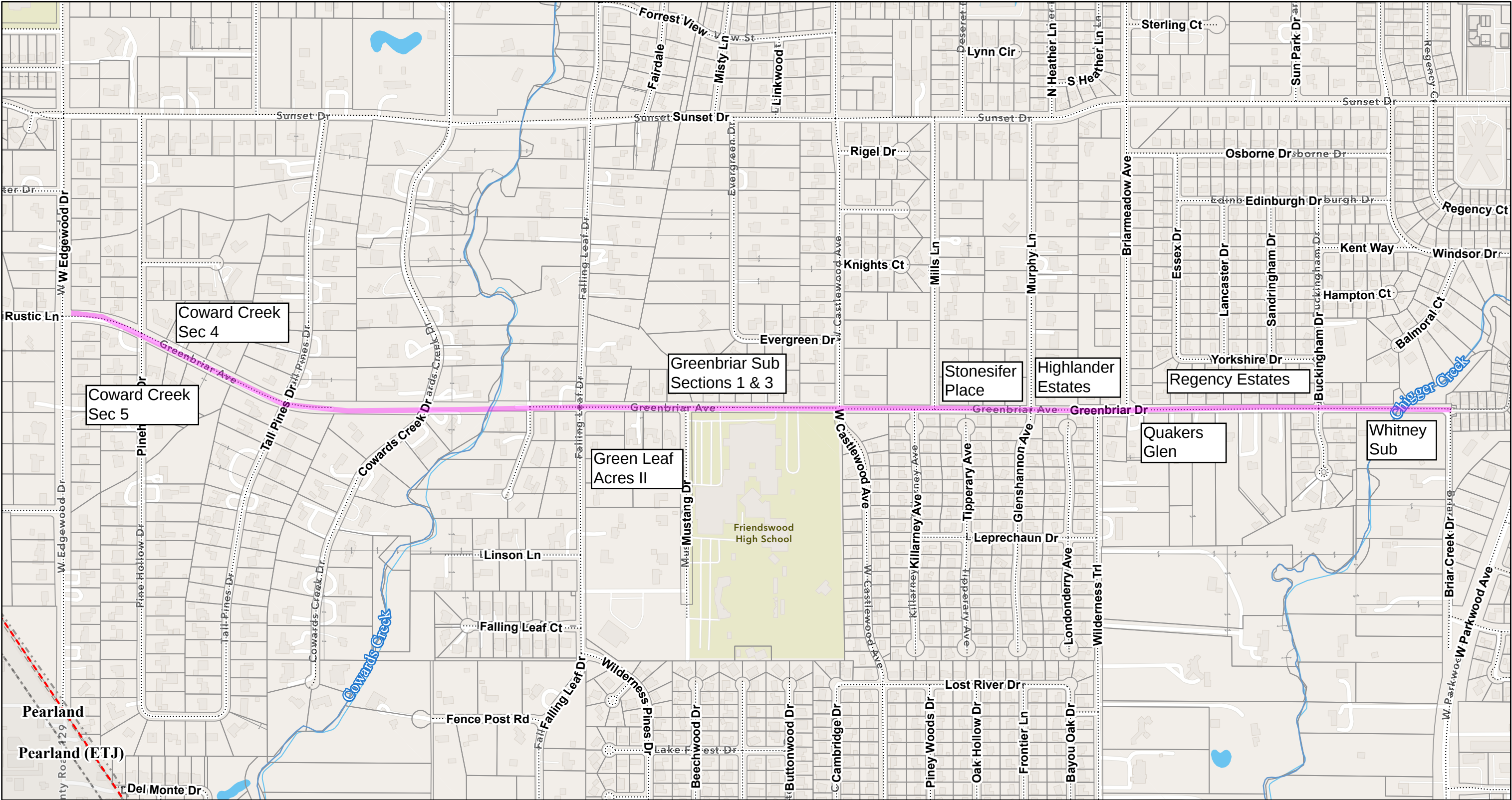
4. Chain-link, ~~and~~ barbed or razor wire, and metal mesh fences of any kind are prohibited in the front yards in residential districts. Additionally, all fences must be installed with the finished side facing outward.

5. Exception: any size lot may construct a fence in the front yard when all adjoining lots facing the same right-of-way or private street have existing compliant fences in the front yard.

Front Yard Fencing Benchmarks by City

City	Front Yard	Min Lot Size	Height	Transparency	Certain Streets	Material
Friendswood	X	2 ac, 150-feet			X	Decorative, transparent
Pearland	X		4	50 %		No chain link or metal mesh panels
Coppell	No					
Deer Park	No					
La Porte	X	1 ac, 90-ft	8		X	Chainlink req'd on Galveston Bay
League City	X		4-6	70 %		No barbed wire, chicken wire, chain link, or lattice
Missouri City	X	.8 ac, 125-ft				Wrought iron and masonry req'd
Pasadena	X		4			Chain link, wrought iron, or picket
Schertz	X		4			Non-opaque, decorative

Greenbriar



8/6/2026, 10:45:14 AM

- City Limit
- Creeks/Water
- Parcels
- Streets
- Surrounding Cities

48 lots with frontage on Greenbriar Dr

Greenbriar Dr extends both west and east of Cowards Creek

1:9,028

00.10.20.4

00.150.30.6

km

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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 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

Upcoming Actions:

City Council work session - August 24, 2026

CPAC meeting #4 - September 8, 2026 from 5-7pm

Planning Subcommittee Meetings to review chapters - July/August

Planning Subcommittee Meetings to begin reviewing recommended zoning ordinance amendments - tentative for September/October

Drafts of Chapters 1 - 13 have been received; staff from various departments are reviewing and providing feedback

[Comprehensive Plan Project Page](#)

Ardurra Group continues to work on the Comprehensive Plan update...Future City stage...drafting recommendations.

COMPREHENSIVE PLAN UPDATE (MONTHS 1-12)



ZONING ORDINANCE UPDATE (MONTHS 12-22)

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.

2/23/2026 - CPAC Bus Tour

1/16/2025 - Friday Folders - Flyers distributed at elementary and intermediate schools with the survey information

February 19 - Stakeholder meeting with high school students via Teen Leadership Program being sponsored by Parks & Recreation

March 17 - Stakeholder meetings with FDEDC, property owners in the panhandle area, and EOC Staff.

March 5 - State of the City Address; Ardurra representatives attended

April 30 - CPAC Meeting #3

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 13, 2026

Subject: Receive the July 2026 DRC Report, July 2026 Business Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Action:

SUMMARY / ORIGINATING CAUSE

Reports are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

- | | |
|----|---|
| 1. | July 2026 DRC Report |
| 2. | Friendswood Monthly Business Report July 2026 |

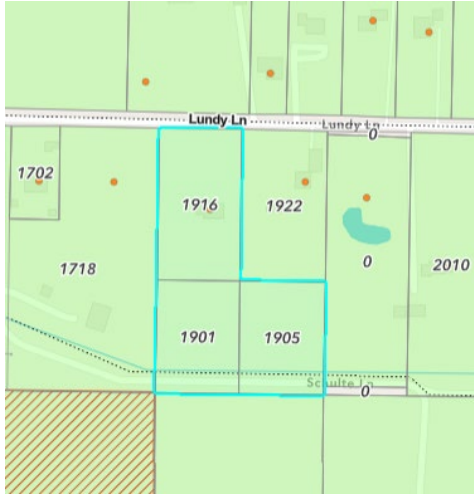
COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

JULY 2026



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1913 Lundy Lane Subdivide 10 acres into 4 to 7 residential lots	SFR	N	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required; street required for access ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District ☐ Downtown District ☒ Water service available – 8" water line along Lundy ☒ Sewer service available – 10" sewer line extend from FM 528 ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned active oil wells ☐ TxDOT Permits required Misc Notes: None	

1916 Lundy Lane, 1901 and 1905 Schulte Lane Combine three residential lots	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required – replat to combine lots ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District ☐ Downtown District ☒ Water service available ☐ Sewer service available – septic only ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned active oil wells ☐ TxDOT Permits required Misc Notes: 10-ft ROW required along Lundy Lane	
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CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - JULY 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
Buffalo Catering	207 Laurel Suite A	ALTER	DD
Fly Office Holdings (Source Solutions) - Temp CO	109 E Shadowbend	ALTER	DD
Magnuson Hardware LP	106 S Friendswood Dr*	ALTER	CSC
Air Diagnostics of Texas LLC	4390 FM 2351 Rd	TO	LI
Houston Independent Insurance	706 S Friendswood Dr. Suite A	TO	DD
Sequence C & R, LLC (chiropractor)	307 S Friendswood Dr. Suite A1	TO	DD

New commercial permits issued:

None

New multi-family permits issued:

None

Commercial Add/Alter/Demo permits issued:

Mason Lodge (sitework)	110 E Willowick Ave	Parking lot improvements
West Ranch Subdivision		Park and sidewalk improvements
Bertschi North America Inc	1715 S Friendswood Dr Suite 220	Build-out for logistics company
Ilios Pilates Studio	116 Hunters Ln Suite 101	Build out of pilates studio

Zone Changes:

None

Denotes Location zoned Downtown District (DD)

*In Downtown District Boundary, but not zoned 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
- New member – Brian Shelley

Friendswood Downtown Economic Development Corporation (FDEDC)

Type 4B Sales Tax Corporation

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

- Removing overhead communication lines on northeastern side of S Friendswood Dr.

- May 4 – Council approved expenditure to AT&T for a quote
- May 4 – Council approved expenditure to Comcast to proceed with removal of lines
- New programmable lights have been installed on City Hall, Library, and Activity Building
- [FDEDC Projects](#) – a story map highlighting the projects that FDEDC has completed!

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 (participant)
- Comprehensive Plan Update – survey is closed; CPAC meeting #3 was held April 30; consultant is working on drafting objectives and recommendations for the plan