



**PLANNING AND ZONING COMMISSION REGULAR MEETING  
THURSDAY, SEPTEMBER 10, 2026 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL  
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

## **AGENDA**

**1. CALL TO ORDER**

**2. COMMUNICATIONS FROM THE PUBLIC**

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

**3. CONSENT AGENDA**

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

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, August 13, 2026.

**4. ACTION ITEMS**

**A. PUBLIC HEARING: 402 E EDGEWOOD DR TO AMEND PUD/SUP 2019-30**

Conduct a public hearing concerning a request for a zone classification change for the property located at 402 E. Edgewood Dr., also known as a 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and personal care uses and to update NAICS use codes for previously allowed uses.

**B. RECOMMENDATION: 402 E EDGEWOOD DR TO AMEND PUD/SUP 2019-30**

Consider making a recommendation to City Council regarding a zone classification change for the property located at 402 E. Edgewood Dr., also known as a 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and personal care uses and to update NAICS use codes for previously allowed uses.

**C. PUBLIC HEARING: ZONING ORDINANCE AMENDMENT REGARDING FENCES IN FRONT YARDS**

Conduct a public hearing regarding proposed changes to Appendix C, "Zoning," Section 8. B "Fences and Walls" of the Friendswood City Code to clarify that fences in the front yard are limited to a maximum of four (4) feet, to prohibit certain materials, and to allow lots fronting Greenbriar Drive between Tall Pines and Briar Creek Drive to have a decorative

fence in the front yard.

**D. RECOMMENDATION: ZONING ORDINANCE AMENDMENT REGARDING FENCES IN FRONT YARDS**

Consider a recommendation regarding proposed changes to Appendix C, "Zoning," Section 8. B "Fences and Walls" of the Friendswood City Code to clarify that fences in the front yard are limited to a maximum of four (4) feet, to prohibit certain materials, and to allow lots fronting Greenbriar Drive between Tall Pines and Briar Creek Drive to have a decorative fence in the front yard.

**E. 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.

**F. 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.

**G. RECOMMENDATION: DESIGN CRITERIA MANUAL CHANGES**

Consider a recommendation regarding the proposed changes to the Design Criteria Manual (DCM) specifically Section VI "Site Development," Appendix C "Parking Group Table," Appendix D "Qualified Tree List," and Appendix E "Downtown District Amenities."

**5. WORK SESSION**

- A. Review and discuss the following chapters of the DRAFT Comprehensive Plan: Chapter 1 - Introduction, Chapter 2 - Community Engagement, Chapter 3 - Vision and Guiding Principles, Chapter 4 - Community Snapshot, and Chapter 5 - Planning for Growth - Land Use.

**6. COMMUNICATIONS**

- A. Receive a report from staff on approved site plans.
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, September 24, 2026, and (ii) Thursday, October 8, 2026. Town Hall Meeting for Comprehensive Plan - Tuesday, October 20, 2026, from 6:00 pm to 8:00 pm.
- C. Receive the August DRC Report and Business Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

**7. ADJOURNMENT**



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

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



---

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



---

Posted by: Raquel Martinez, TRMC, City Secretary  
Posted in compliance with the Texas Open Meetings Act this  
3<sup>rd</sup> day of September 2026, at 5:30 P.M.



## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: September 10, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, August 13, 2026.

Action:

### **SUMMARY / ORIGINATING CAUSE**

The draft minutes are attached for review and consideration.

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

### **ATTACHMENTS**

|    |                                |
|----|--------------------------------|
| 1. | P&Z Minutes 2026-08-13 Regular |
|----|--------------------------------|



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, AUGUST 13, 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  
AUGUST 13, 2026

### **1. CALL TO ORDER**

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, AUGUST 13, 2026, AT 06:00 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY  
COMMISSIONER TRAVIS MANN  
COMMISSIONER MARCUS RIVES  
COMMISSIONER BRIAN BOUNDS  
COMMISSIONER WILLIE C ANDERSON  
COMMISSIONER STACEY PHILLIPS  
COMMISSIONER TRAM KIM (6:06PM)  
CITY ATTORNEY KAREN HORNER  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
ASSISTANT PLANNER BECKY BENNETT  
COUNCIL LIAISON ROBERT GRIFFON WAS ABSENT FROM THE MEETING.

### **2. OATHS OF OFFICE**

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

Director Aubrey Harbin administered the oath of office to 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.

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 Marcus Rives moved to approve the consent agenda. Seconded by P&Z Commissioner Stacey Phillips. The motion was approved unanimously 6/0 (Commissioner Kim not yet present).

- 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.

Harbin stated that the surveying company is requesting a 30-day extension to address staff comments on the proposed plat.

\*\*P&Z Commissioner Stacey Phillips moved to approve a 30-day extension of the GCCDD Baker Road Facility preliminary plat application. Seconded by Commissioner Travis Mann. The motion was approved unanimously 6/0 (Commissioner Kim not yet present).

##### **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.

No action.

##### **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.

Harbin stated the same surveying company prepared this plat and was requesting additional time to make corrections before resubmitting for consideration.

**\*\*Commissioner Marcus Rives moved to approve a 30-day extension of the Highpoint Church of Texas, Inc. preliminary plat application. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

**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.

No action.

E.

Consider election of a chairperson and vice chairperson.

**\*\*Commissioner Travis Mann moved to elect Tom Hinckley as chairperson. Seconded by Commissioner Stacey Phillips. The motion was approved unanimously.**

**\*\*Commissioner Brian Bounds moved to elect Marcus Rives as vice-chairperson. Seconded by Commissioner Stacey Phillips. The motion was approved unanimously.**

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

Harbin explained that the commission includes two standing subcommittees. She said the Planning Subcommittee consisted of Travis Mann, Marcus Rives, and Brian Bounds. The Ordinance Subcommittee included Stacey Phillips, Willie Anderson, and newly appointed Commissioner Tram Kim filling the vacancy.

## **6. DISCUSSION**

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

Assistant Planner Bennett presented a draft ordinance regarding a proposed amendment to allow fences in front yards on Greenbriar Drive. The item originated from a code violation by a homeowner who subsequently requested a change to the regulations. He said living across the street from the high school is problematic for his children's safety while playing in the front yard. The Planning and Zoning Commission Ordinance Subcommittee previously reviewed the issue and recommended maintaining the code as-is. After staff reported these findings to City Council, the Council requested a draft ordinance specifically allowing fences on Greenbriar Dr.

Commissioner Phillips noted that she and Commissioner Anderson served on the subcommittee and determined that altering the code for one person does not serve the community well. Commissioner Mann agreed, stating that the current code is well-thought-out and warned that changing ordinances for a single

street creates a slippery slope. Staff clarified that despite City Council's request for the draft, the Commission has the option to forward a negative recommendation. Bennett also mentioned that the City Council appeared divided during their initial discussion of the matter.

## **7. COMMUNICATIONS**

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

None to report.

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

Harbin reported that the consulting firm had delivered 13 chapters of the plan for review. She said the plan's vision, goals, and objectives would be workshopped by the City Council. Harbin anticipates adoption of the plan in December 2026.

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.

Chairman Hinckley thanked Commissioner Anderson for continuing to volunteer his time with the commission. Harbin announced that the City Council recently updated liaison assignments, and that Council member Robert Griffon would be the commission's liaison.

## **8. ADJOURNMENT**

This meeting was adjourned at 06:41 PM.



## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 2026

Subject: **PUBLIC HEARING: 402 E EDGEWOOD DR TO AMEND PUD/SUP 2019-30**

Conduct a public hearing concerning a request for a zone classification change for the property located at 402 E. Edgewood Dr., also known as a 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and personal care uses and to update NAICS use codes for previously allowed uses.

Action:

### SUMMARY / ORIGINATING CAUSE

This item allows the Commission to receive public comment regarding the proposed Planned Unit Development/Specific Use Permit (PUD/SUP) amendment. The required notices advertising the public hearings were published in the newspaper, posted on the property, posted on the City's website and notice boards, and sent to property owners as required by law.

The property owner is requesting an amendment to the PUD/SUP ordinance to allow a new tenant that is currently occupying the building, NAICS #4591 - Sporting goods, hobby, and musical instrument retailers. Staff also reviewed other uses and suggested adding additional uses to maybe avoid more amendments to the ordinance in the future. More details are included in the attached Rezoning Report.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the zone change will allow the current tenant to remain in the building.

### RECOMMENDATIONS

### ATTACHMENTS

|    |                                   |
|----|-----------------------------------|
| 1. | Rezoning Report 402 E Edgewood Dr |
| 2. | Aerial Map_ 402 E Edgewood Dr     |
| 3. | FLUMap_ 402 E Edgewood Dr         |
| 4. | Location Map_ 402 E Edgewood Dr   |
| 5. | Zoning Map_ 402 E Edgewood Dr     |

# Rezoning Report

August 2026

Project: 402 E. Edgewood Dr.

Address: 402 E. Edgewood Dr.

Legal: A 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas.

Requests: Zone classification change to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and person care uses as explained below.

## Specific Use Permits

### *Zoning Ordinance Section 9.G.*

Purpose – Provides City Council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.

## Proposed Uses:

Proposed uses include various retail, office, medical, administrative and personal care services.

### Permitted uses:

Already allowed by previous amendments...some NAICS numbers changed.

|        |                                                                                                                                                         |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 311811 | Retail bakeries                                                                                                                                         |
| 4491   | Furniture and home furnishing retailers                                                                                                                 |
| 445    | Food and beverage retailers                                                                                                                             |
| 455    | General merchandise retailers                                                                                                                           |
| 4561   | Health and personal care retailers                                                                                                                      |
| 458    | Clothing, clothing accessories, shoe, and jewelry retailers                                                                                             |
| 4591   | Sporting goods, hobby, and musical instrument retailers                                                                                                 |
| 4592   | Book retailers and news dealers                                                                                                                         |
| 4593   | Florists                                                                                                                                                |
| 4594   | Office supplies, stationary, and gift retailers                                                                                                         |
| 4595   | Used merchandise retailers                                                                                                                              |
| 4599   | Other miscellaneous retailers                                                                                                                           |
| 52     | Finance and insurance uses with the exception of 522299, International, secondary market, and all other non-depository credit intermediation (i.e. pawn |



|      |                                                                                            |
|------|--------------------------------------------------------------------------------------------|
|      | shops)                                                                                     |
| 531  | Real estate                                                                                |
| 54   | Professional, scientific, and technical services with the exception of veterinary services |
| 551  | Management of companies and enterprises                                                    |
| 561  | Administrative and support services                                                        |
| 621  | Ambulatory Health Care Services with the exception of #6214 Outpatient Care Centers        |
| 8121 | Personal Care Services                                                                     |
| 8129 | Other personal care services (tattoo, tanning salon, ear piercing, sauna, day spa)         |

### Office Use Only

|       |                                                                   |
|-------|-------------------------------------------------------------------|
| 111   | Crop production                                                   |
| 112   | Animal production and aquaculture                                 |
| 115   | Support for activities for agriculture and forestry               |
| 236   | Construction of buildings                                         |
| 237   | Heavy and civil engineering construction                          |
| 238   | Speciality trade contractors                                      |
| 53113 | Lessors of mini warehouses and self-storage units                 |
| 53212 | Truck, utility trailer, and RV rental and leasing                 |
| 8132  | Grantmaking and giving services                                   |
| 8133  | Social advocacy organizations                                     |
| 8134  | Civic and social organizations                                    |
| 8139  | Business, professional labor, political and similar organizations |

### Existing Use/Site Attributes:

The property has two existing buildings totaling 2,593 square feet with on-site parking spaces.



*Photo provided by owner*

**Zoning History:**

From 1984 (Ord 84-15) until 2011 (Ord. 2011-35), the Planned Unit Development (PUD) zoning district required a Specific Use Permit (SUP) to be approved before permits could be issued. The Permitted Use Table included a column for PUD and had an S on certain uses indicating that a SUP was required in the PUD zoning district. Multiple attempts have been made to correct this and change the zoning to NC or OPD, but the historical uses on the property do not meet either district.

Ordinance 95-3: changed zoning from Single Family Residential (SFR) to Planned Unit Development (PUD) (no site plan or uses attached)

Ordinance 2000-07: Added Specific Use Permit (SUP) to allow for an office use

Ordinance 2004-01: SUP Amendment to allow Professional, Medical, Dental and Optometry uses

Ordinance 2013-13: Planned Unit Development/Specific Use Permit (PUD/SUP)

SUP Amendment to add NAICS use reference numbers of uses allowed under previous SUPs with certain exceptions, to allow a 528 square-foot addition to the rear building including a reduced rear building setback, and add parking spaces.

This SUP amendment allowed the following uses:

- #54 - Professional, Scientific and Technical Services with the exception of #54194 Veterinary Services
- #621 - Ambulatory Health Care Services with the exception of #6214 Outpatient Care Centers
- #531 - Real Estate
- #52 - Finance and Insurance with the exception of #522298 All other non-depository credit intermediation (pawn shops)

Ordinance 2015-26: Planned Unit Development/Specific Use Permit (PUD/SUP)

SUP Amendment to add NAICS uses:

- #442 - Furniture and Home Furnishings
- #446 - Health and Personal Care Stores
- #448 - Clothing and Clothing Accessory Stores

**Current Zoning:**

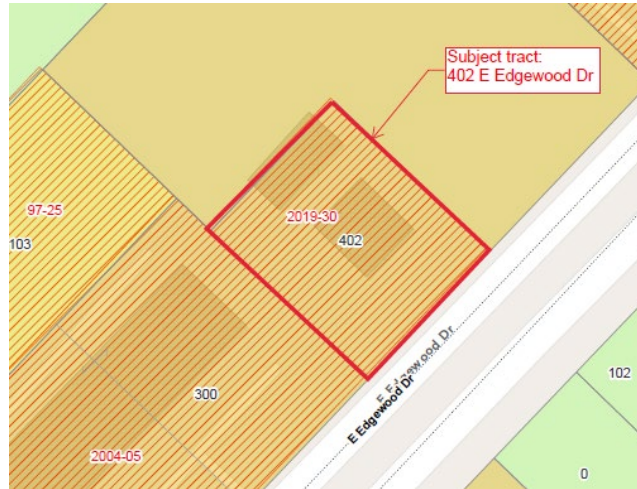
Ordinance 2019-30: Planned Unit Development/Specific Use Permit (PUD/SUP)

SUP Amendment to add NAICS uses:

- #8121 Personal Care Services

**Adjacent Zoning/Land Use:**

The subject property fronts FM 2351/E. Edgewood Dr. and is surrounded on three sides by other Planned Unit Developments (PUD), some with existing Specific Use Permits (SUP). In the 1990's and early 2000's it was common practice to rezone properties to Planned Unit Development (PUD) for commercial uses which then required a Specific Use Permit (SUP).



*City of Friendswood Zoning Map*

**Platting Analysis:**

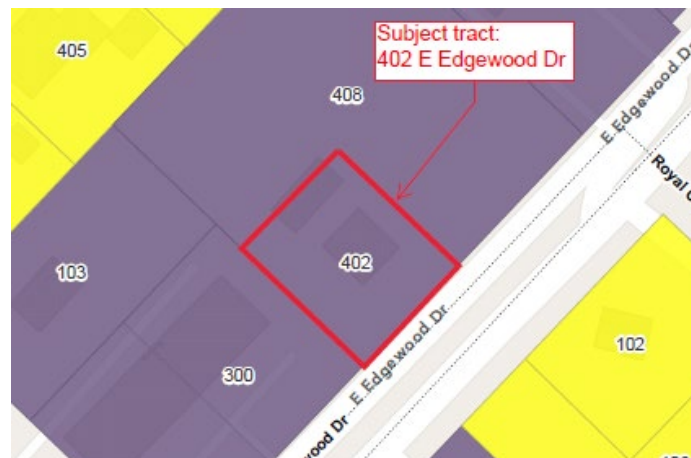
A Certificate of Platting Exemption has been issued for this property.

**Planning Analysis:**

No changes to the buildings are being proposed. Parking is sufficient for the proposed retail uses. Total building square footage is 2,593. Parking required for retail is 4 spaces per 1,000 square feet which would require 10 spaces. There are 10 parking spaces existing. General business or office uses require 3.8 spaces per 1,000 square feet.

**Comprehensive Planning Analysis:**

The proposed zone change is compliant with the Future Land Use Map which identifies this site as "Office, Business Park."



**Infrastructure/Service Delivery Impacts**

**Storm Water Management, Floodplain Issues, Utilities, and Access:**

The SUP proposal is within existing buildings and will not affect site infrastructure.

**Park/Open Space:**

Parkland Dedication will not apply for commercial development.

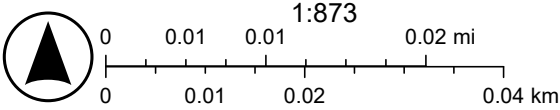


City of Friendswood



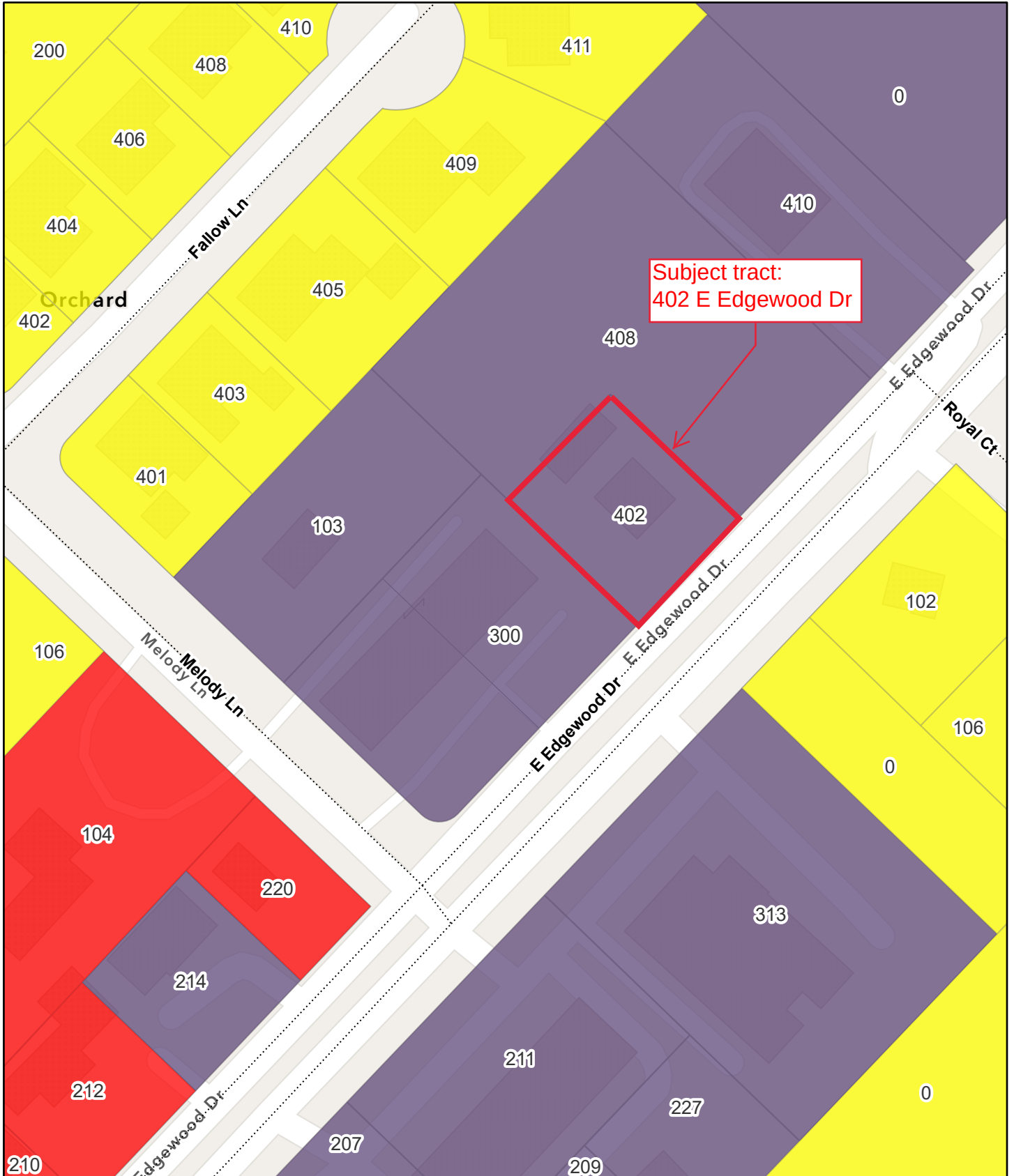
8/5/2026, 8:50:28 AM

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



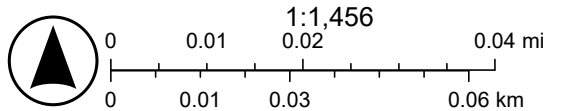
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# City of Friendswood



8/5/2026, 8:54:55 AM

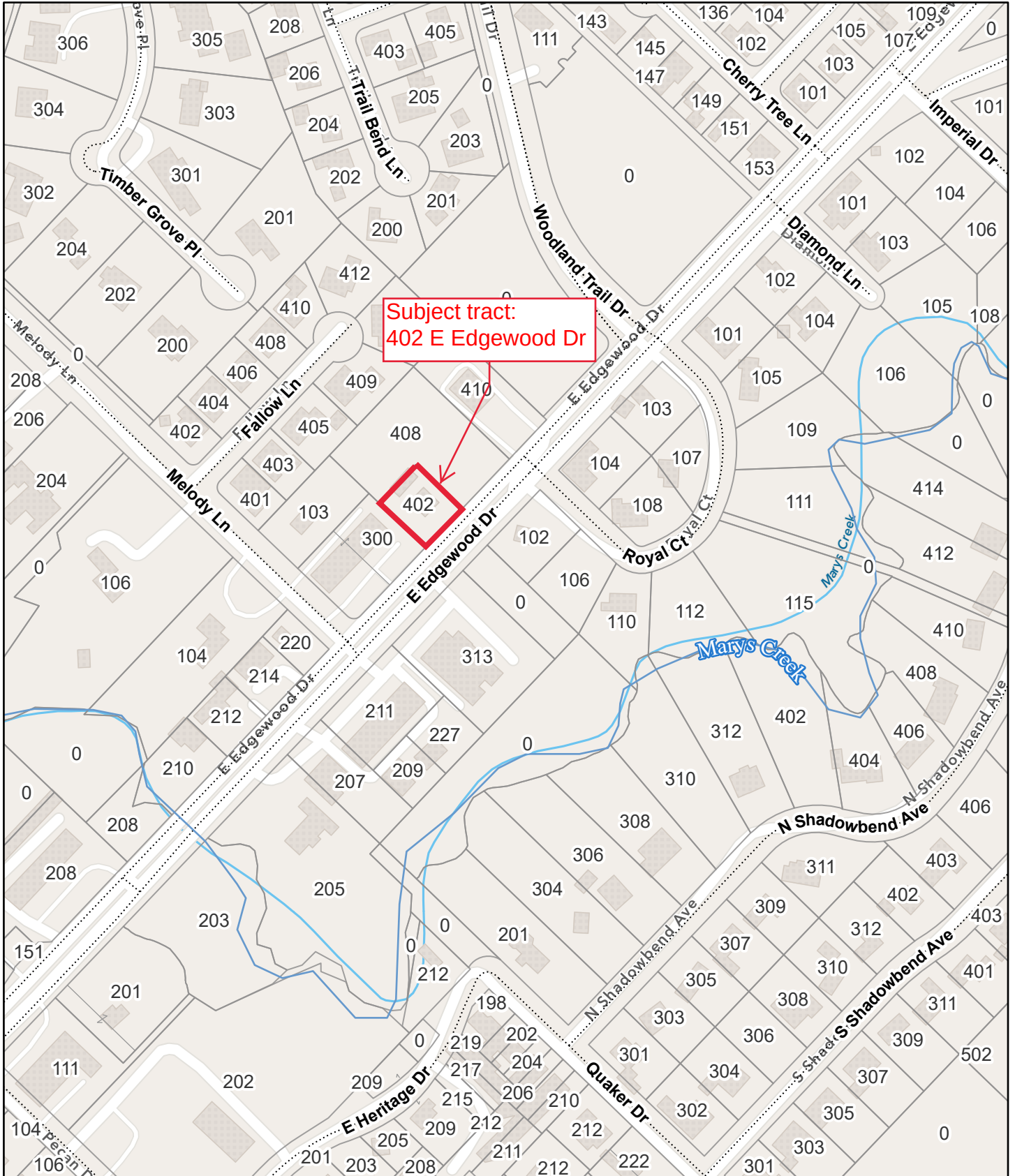
- |                              |                        |                    |
|------------------------------|------------------------|--------------------|
| City Limit                   | Mixed Use              | Buyout Lots        |
| Creeks/Water                 | Office, Business Park  | Brio               |
| Future Land Use Adopted 2021 | Retail                 | Parcels            |
| SFR-Estate                   | Industrial             | Streets            |
| Low Density                  | Parks                  | Surrounding Cities |
| Garden Homes                 | Public and Semi-Public |                    |
| High Density Residential     | Regional Detention     |                    |



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

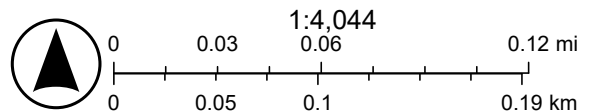


# City of Friendswood



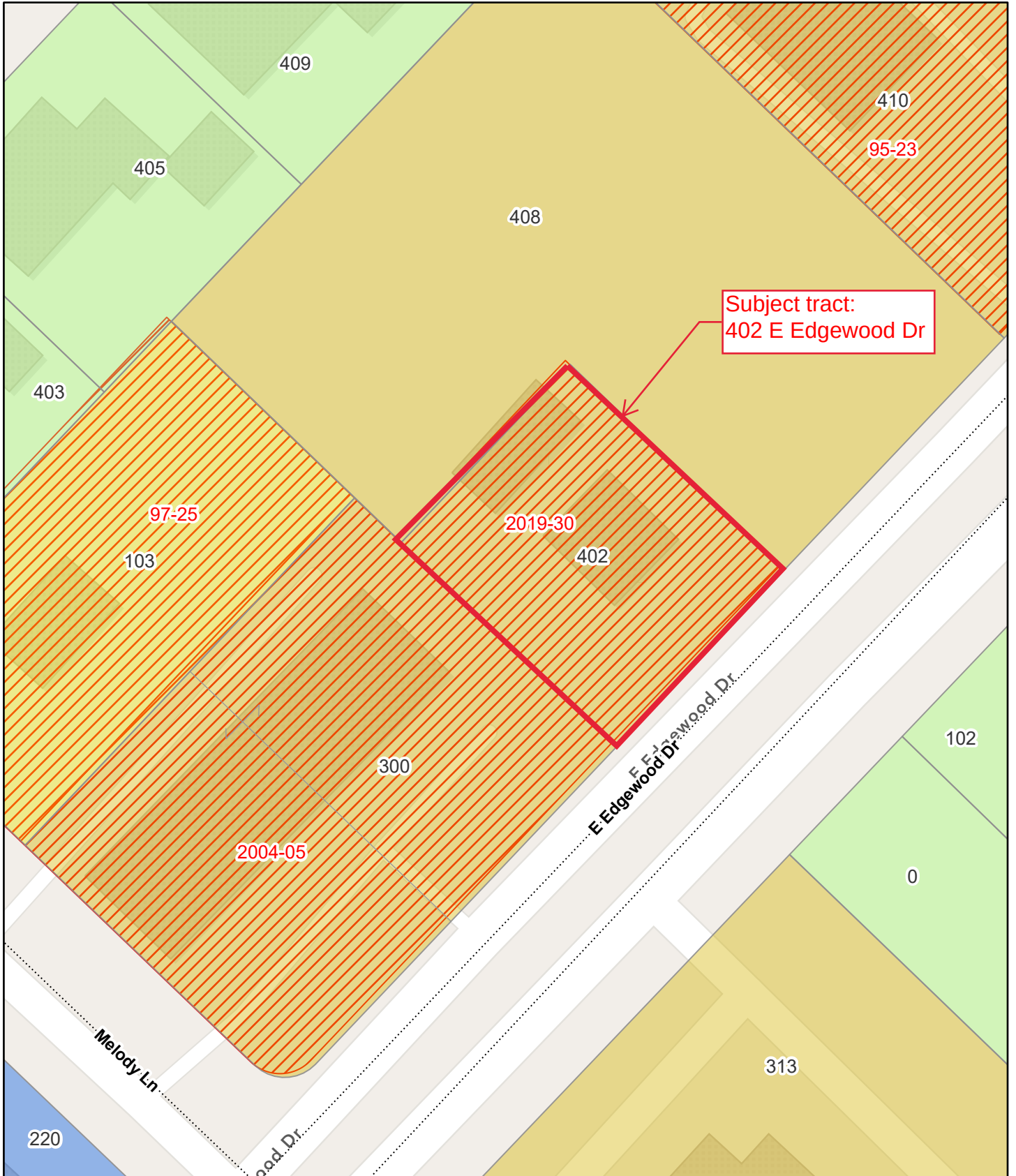
8/5/2026, 8:55:59 AM

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

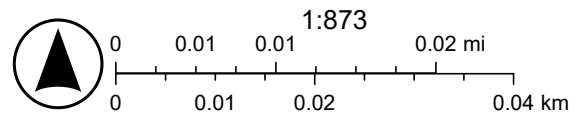
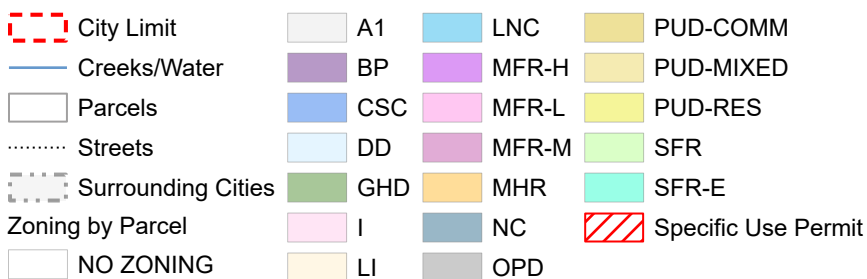


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# City of Friendswood



8/5/2026, 8:52:58 AM



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





## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: September 10, 2026

Subject: **RECOMMENDATION: 402 E EDGEWOOD DR TO AMEND PUD/SUP 2019-30**

Consider making a recommendation to City Council regarding a zone classification change for the property located at 402 E. Edgewood Dr., also known as a 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and personal care uses and to update NAICS use codes for previously allowed uses.

Action:

### **SUMMARY / ORIGINATING CAUSE**

This item allows the Planning and Zoning Commission to make a recommendation and submit a final report to City Council regarding the requested zone change. Final reports must be made within 30 days of the close of P&Z's public hearing and prior to City Council holding its public hearing.

The property owner is requesting an amendment to the PUD/SUP ordinance to allow a new tenant that is currently occupying the building, NAICS #4591 - Sporting goods, hobby, and musical instrument retailers. Staff also reviewed other uses and suggested adding additional uses to maybe avoid more amendments to the ordinance in the future. More details are included in the attached Rezoning Report.

See attachments on public hearing item.

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

Approval of the zone change will allow the current tenant to remain in the building.

### **RECOMMENDATIONS**

### **ATTACHMENTS**



## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 2026

Subject: **PUBLIC HEARING: ZONING ORDINANCE AMENDMENT REGARDING FENCES IN FRONT YARDS**

Conduct a public hearing regarding proposed changes to Appendix C, "Zoning," Section 8. B "Fences and Walls" of the Friendswood City Code to clarify that fences in the front yard are limited to a maximum of four (4) feet, to prohibit certain materials, and to allow lots fronting Greenbriar Drive between Tall Pines and Briar Creek Drive to have a decorative fence in the front yard.

Action:

### SUMMARY / ORIGINATING CAUSE

This item allows the Commission to receive public comment regarding the proposed ordinance amendment. Required notices advertising the public hearings were published and posted - newspaper notice and notice on city web site.

#### 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](#)

### Previous P&Z Discussion

This item was also discussed at the Planning and Zoning Commission meeting on Thursday, August 13, 2026.

[Link to P&Z 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. | Proposed Ord Amendment Zoning Ord Sec 8B to allow decorative fences on Greenbriar btwn Tall Pines and Briar Creek Dr |
| 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, n~~o 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, f~~ences 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 between Tall Pines and Briar Creek 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.

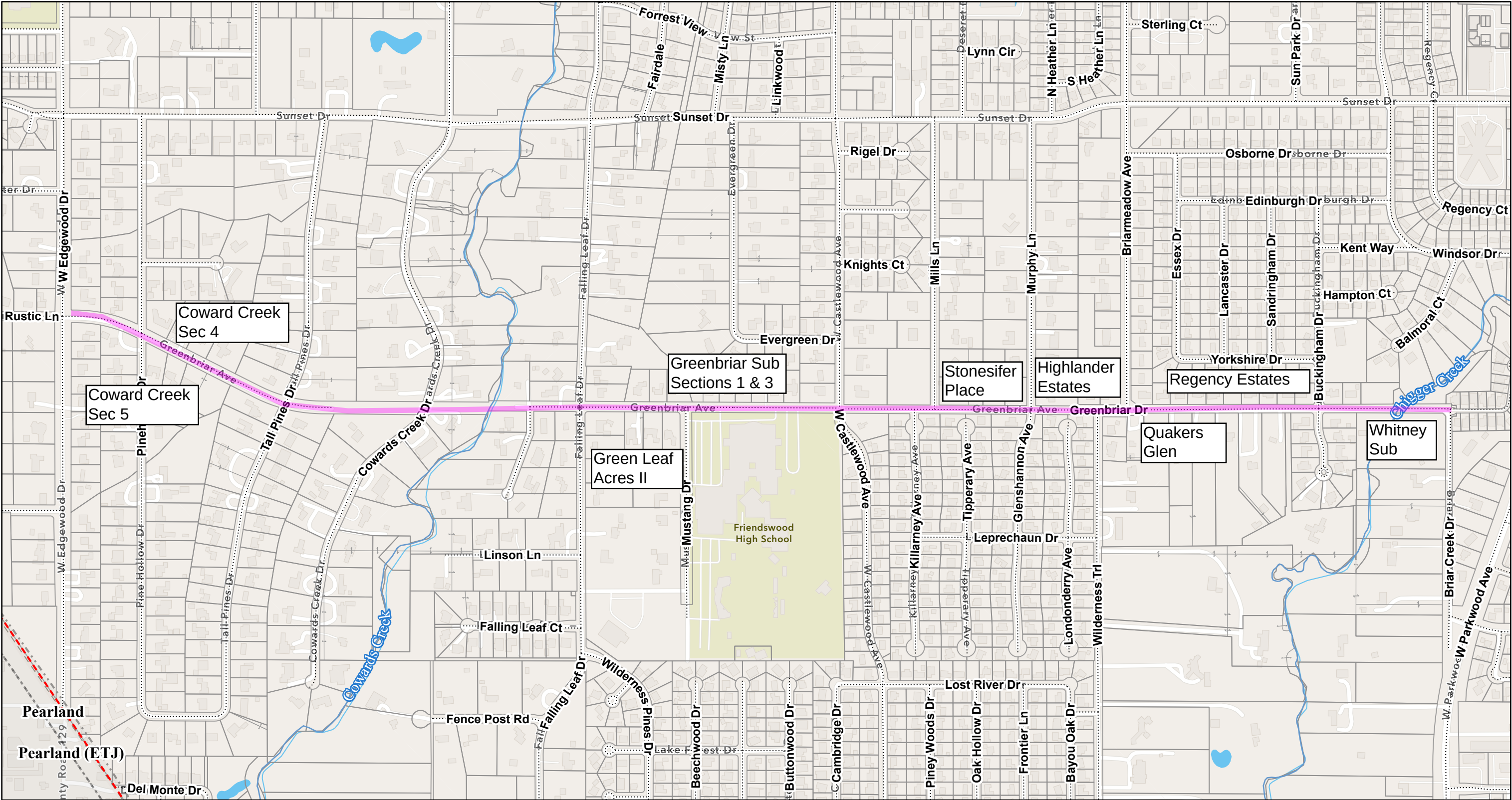
Formatted: Indent: First line: 0"

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

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

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





## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 2026

Subject: **RECOMMENDATION: ZONING ORDINANCE AMENDMENT REGARDING FENCES IN FRONT YARDS**

Consider a recommendation regarding proposed changes to Appendix C, "Zoning," Section 8. B "Fences and Walls" of the Friendswood City Code to clarify that fences in the front yard are limited to a maximum of four (4) feet, to prohibit certain materials, and to allow lots fronting Greenbriar Drive between Tall Pines and Briar Creek Drive to have a decorative fence in the front yard.

Action:

### SUMMARY / ORIGINATING CAUSE

This item allows the Planning and Zoning Commission to make a recommendation and submit a final report to City Council regarding the requested zone change. Final reports must be made within 30 days of the close of P&Z's public hearing and prior to City Council holding its public hearing. See attachments on public hearing item.

#### 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](#)

### Previous P&Z Discussion

This item was also discussed at the Planning and Zoning Commission meeting on Thursday, August 13, 2026.

[Link to P&Z 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.

|                                                     |
|-----------------------------------------------------|
| <b>IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY</b> |
|-----------------------------------------------------|

|                        |
|------------------------|
| <b>RECOMMENDATIONS</b> |
|------------------------|

|                    |
|--------------------|
| <b>ATTACHMENTS</b> |
|--------------------|



## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 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

**A 30-day extension was granted on August 13, 2026. There are a few remaining comments that can be addressed on the final plat.**

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 Approve with staff comments.**

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 Baker Road Facility Preliminary Plat (2 pages) |
| 2. | PLT2026-3056 - Corrections Report 09-03-2026         |



NOTES

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
2. 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.
3. 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 ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE 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 MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. 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.
7. 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.
8. ALL OF THE PROPERTY BEING SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FRIENDSWOOD, TEXAS.
9. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.99986680.
10. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE. THERE MAY BE OTHER MATTERS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT REFLECTED ON THIS SURVEY.
11. DIRECTIONAL CONTROL BASED ON MONUMENTS FOUND ON THE GROUND FOR WILD PINES SUBDIVISION, A PLAT RECORDED IN CLERK'S FILE No. 2025026296 G.C.M.R.
12. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X", ZONE "AE" AND THE FLOODWAY AS SCALED ON FIRM No. 48167C0013G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
13. \*\*ROW DEDICATION SHOWN AT 74.44' IS TO ALLOW THE PROPERTY TO THE EAST TO HAVE PUBLIC ROAD ACCESS AND TO LINE UP WITH EXISTING BAKER ROAD ROW TO THE NORTH AS DEDICATED BY COWARD CREEK CROSSING SUBDIVISION.

PROJECT BENCHMARK

BENCHMARK NO. FOR BCDD4 CO-2 IS A BRASS DISK STAMPED "CO-2" SET ON THE SOUTHEASTERLY SIDE OF A CONCRETE BRIDGE ALONG COUNTY ROAD 130 AT COWARD'S CREEK, AT STREAM CENTERLINE, SOUTHEASTERLY SIDE OF COUNTY ROAD 130, IN KEYMAP 656E NEAR UNIT C100-00-00.

PUBLISHED ELEV: 34.84', NAVD 88 - 2001 ADJ

TBM "A"

TEMPORARY BENCHMARK "A" IS CP NAIL SET AS SHOWN ON THE ATTACHED SURVEY MAP.

ELEV: 28.62 (NAVD 88)

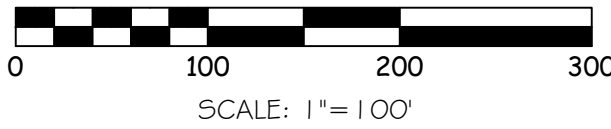
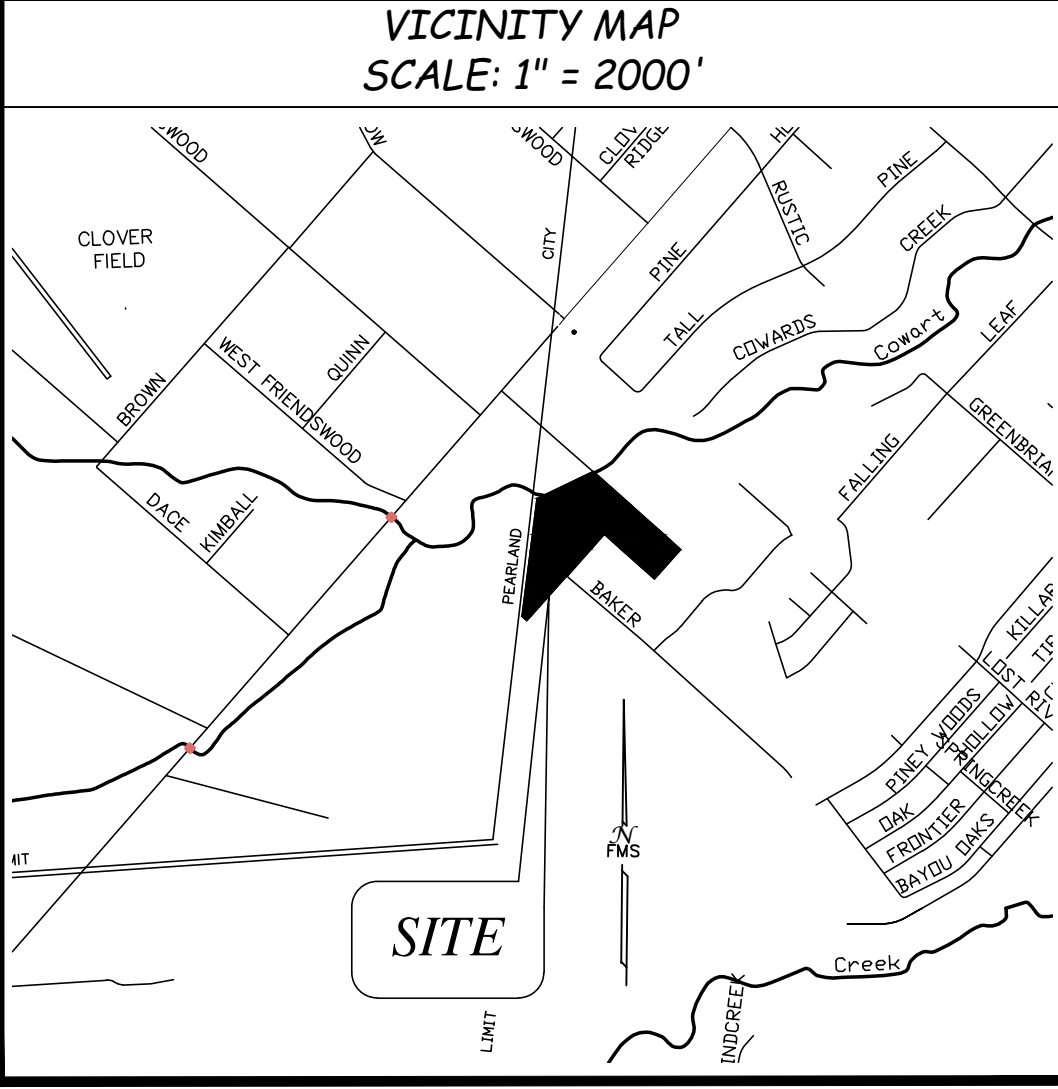
ABBREVIATIONS

|               |                                                   |          |                         |
|---------------|---------------------------------------------------|----------|-------------------------|
| G.C.M.R.      | GALVESTON COUNTY MAP RECORDS                      | R.O.W.   | RIGHT OF WAY            |
| G.C.D.R.      | GALVESTON COUNTY DEED RECORDS                     | I.R.     | IRON ROD                |
| G.C.P.R.      | GALVESTON COUNTY PLAT RECORDS                     | SQ.FT.   | SQUARE FEET             |
| O.P.R.G.C.Tx. | OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS | B.L.     | BUILDING LINE           |
| B.C.P.R.      | BRAZORIA COUNTY PLAT RECORDS                      | D.E.     | DRAINAGE EASEMENT       |
| M.R.G.C.Tx.   | MAP RECORDS GALVESTON COUNTY TEXAS                | W.L.E.   | WATERLINE EASEMENT      |
| No.           | NUMBER                                            | U.E.     | UTILITY EASEMENT        |
| PG.           | PAGE                                              | S.S.E.   | SANITARY SEWER EASEMENT |
| VOL.          | VOLUME                                            | STM.S.E. | STORM SEWER EASEMENT    |
|               |                                                   | A.E.     | AERIAL EASEMENT         |
|               |                                                   | P.O.C.   | POINT OF COMMENCING     |
|               |                                                   | P.O.B.   | POINT OF BEGINNING      |

**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.



| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L1         | N 48°11'36" W | 72.81'   |
| L2         | S 77°29'41" E | 32.38'   |
| L3         | N 87°57'01" E | 48.76'   |
| L4         | N 73°27'37" E | 48.58'   |
| L5         | N 59°31'39" E | 48.46'   |
| L6         | N 47°52'08" E | 51.90'   |
| L7         | N 69°32'13" E | 41.29'   |
| L8         | N 75°25'55" E | 76.91'   |
| L9         | N 65°04'03" E | 25.90'   |
| L10        | N 71°55'23" E | 27.02'   |
| L11        | N 68°15'27" E | 27.00'   |
| L12        | N 64°35'52" E | 27.04'   |
| L13        | N 60°55'34" E | 27.07'   |
| L14        | N 55°59'58" E | 31.67'   |
| L15        | N 52°16'21" E | 99.80'   |
| L16        | N 45°58'31" E | 20.04'   |
| L17        | N 38°33'24" E | 44.51'   |



**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: RUSTY BURKETT  
EMAIL: rburkett@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.

2 BLOCKS, 1 LOT & 1 RESERVE  
1,095,739 SQ. FT.  
25.1547 ACRES

AUGUST 31, 2026



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 GCDD 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (1'1'-6") FOR TEN FEET (1'0'-0") PERIMETER EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (1'4'-0") PERIMETER EASEMENTS OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (1'6'-0") PERIMETER EASEMENTS FROM A PLANE SIXTEEN FEET (1'6'-0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. # A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (2'1'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (1'0'-0") FOR TEN FEET (1'0'-0") BACK-TO-BACK EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (1'4'-0") BACK-TO-BACK EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (1'6'-0") BACK-TO-BACK EASEMENTS, FROM A PLANE SIXTEEN FEET (1'6'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. # A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (3'0'-0") IN WIDTH.

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: \_\_\_\_\_

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

**AUGUST 31, 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

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 GCDD 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

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

## 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°11'36" 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°39'41" 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.

## CITY PLANNING AREA NOTES

THE FOLLOWING EASEMENTS AND OTHER ENCUMBRANCES ARE LISTED ON THE CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH AN ISSUE DATE OF JULY 16, 2026. ALL OTHER EASEMENTS AND ENCUMBRANCES NOT LISTED HERE ARE SHOWN ON SHEET ONE OF THIS PLAT:

A. THIS PLAT IS 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; HOWEVER, 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).

B. THIS PLAT IS NOT 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, BECAUSE THE SUBJECT PIPELINE HAS BEEN ABANDONED, IS NO LONGER IN SERVICE AND IS UNLOCATABLE.

C. THIS PLAT IS NOT 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 BECAUSE THE SUBJECT PIPELINE HAS BEEN ABANDONED, IS NO LONGER IN SERVICE AND IS UNLOCATABLE.

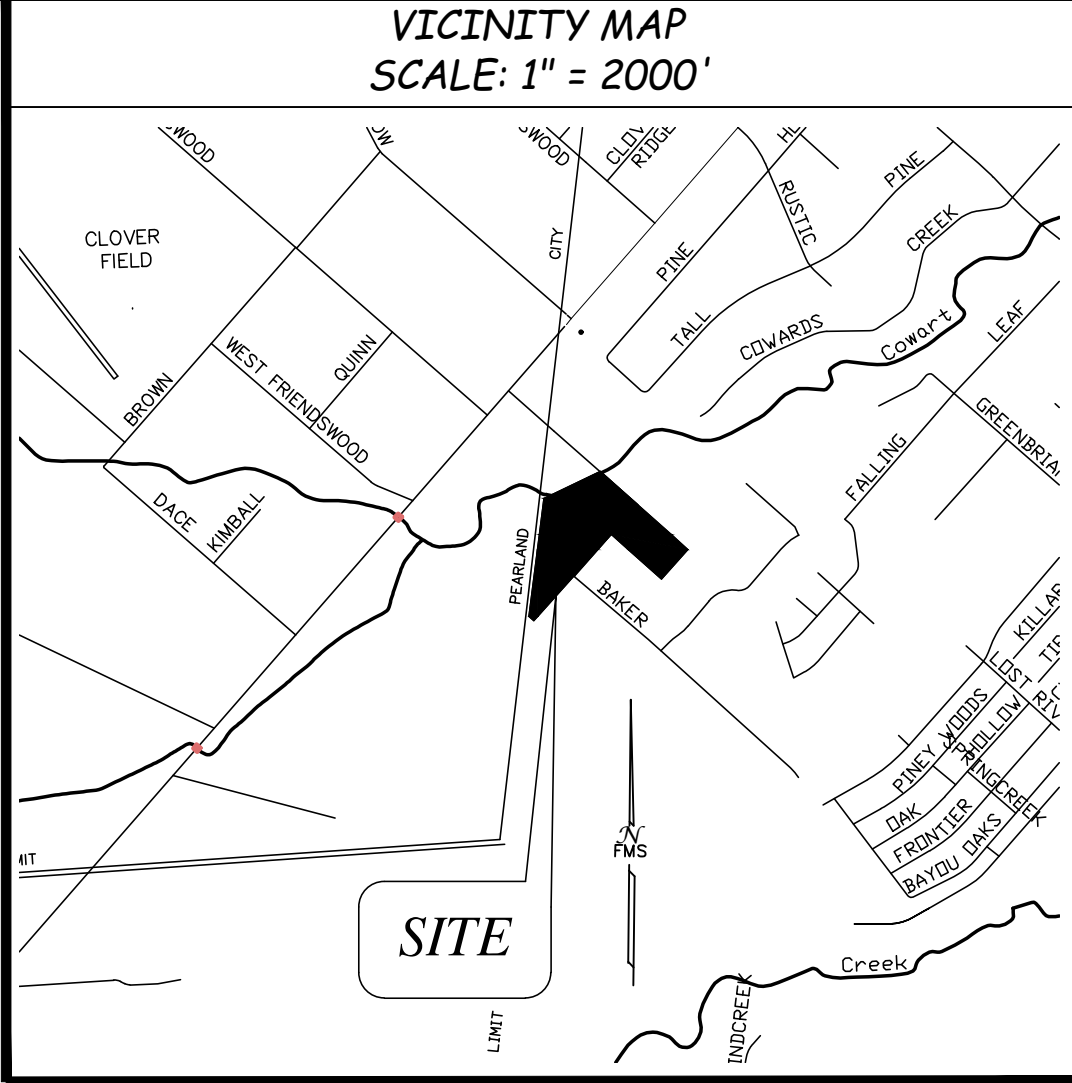
D. THIS PLAT IS NOT SUBJECT TO THAT CERTAIN RIGHT OF WAY CONTRACT WITH STANOLIND OIL AND GAS COMPANY, A DELAWARE CORPORATION, DATED MARCH 12, 1946, FILED FOR RECORD APRIL 29, 1946, IN VOLUME 403, PAGE 584 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS BECAUSE THE SUBJECT PIPELINE HAS BEEN ABANDONED, IS NO LONGER IN SERVICE AND IS UNLOCATABLE.

E. THIS PLAT IS NOT 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 BECAUSE THE SUBJECT PIPELINE HAS BEEN ABANDONED, IS NO LONGER IN SERVICE AND IS UNLOCATABLE.

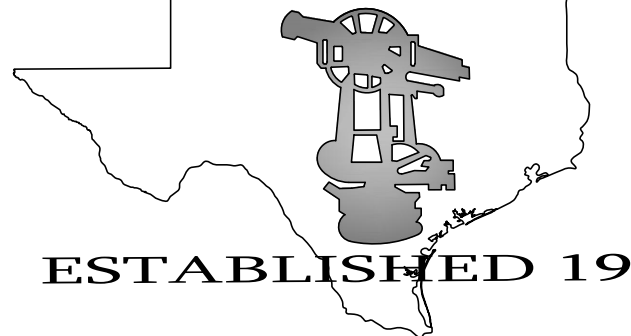
F. THIS PLAT IS NOT SUBJECT TO THAT CERTAIN RIGHT OF WAY CONTRACT WITH STANOLIND OIL AND GAS COMPANY, A DELAWARE CORPORATION, DATED MARCH 12, 1946, FILED FOR RECORD DECEMBER 13, 1946, IN VOLUME 731, PAGE 689 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS BECAUSE THE SUBJECT PIPELINE HAS BEEN ABANDONED, IS NO LONGER IN SERVICE AND IS UNLOCATABLE.

G. THIS PLAT IS NOT 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 BECAUSE THE SUBJECT PIPELINE HAS BEEN ABANDONED, IS NO LONGER IN SERVICE AND IS UNLOCATABLE.

H. 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.



**FMS**  
SURVEYING, INC



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

**OWNER:**  
G.C.C.D.D.  
1605 WHITAKER DRIVE  
FRIENDSWOOD, TEXAS 77546  
PHONE: 281-482-0404  
CONTACT: RUSTY BURKETT  
EMAIL: rburkett@gccdd.dst.tx.us

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

**PRELIMINARY PLAT**  
OF

**GCDD 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.**

**2 BLOCKS, 1 LOT & 1 RESERVE**  
**1,095,739 SQ. FT.**  
**25.1547 ACRES**

**AUGUST 31, 2026**





**Corrections Required - 09-03-2026 12:18:39**  
**Application No. PLT2026-3056**  
**Address : 18836 BAKER RD**

**CORRECTIONS REQUIRED INSTRUCTIONS:**

- \* Ensure each comment is addressed.
- \* A memo with written responses is required.
- \* Return the corrected pages only. DO NOT resubmit the entire plan set.
- \* Each page must be bookmarked and named (ex: C-001, A.1)
- \* Combine drawings into one multi-page PDF. Submit backup docs and memo in a separate multi-page PDF.

**Corrections Required:**

| <b>Comment ID</b> | <b>Page Reference</b> | <b>Reviewer : Department</b> | <b>Review Comments</b>                                                                                                                                                                                                                                                              | <b>Applicant Response Comments</b> |
|-------------------|-----------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 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.<br>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?                                                                                                                                                                                                           |                                    |
| 44                | PLAT1                 | Jil Arias : Engineering      | spelling                                                                                                                                                                                                                                                                            |                                    |
| 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. needs to be given to the title company to update the planning letter. |                                    |
| 17                | PLAT1                 | Becky Bennett : Planning     | Use current version of standard plat notes. <a href="#">Link</a>                                                                                                                                                                                                                    |                                    |
| 20                | PLAT1                 | Becky Bennett : Planning     | VIII.C.2. Locate wells API 167-00023 and 167-00024. Label as plugged.                                                                                                                                                                                                               |                                    |

| Comment ID | Page Reference | Reviewer : Department    | Review Comments                                                                                                                                                                                                                                              | Applicant Response Comments |
|------------|----------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 42         | PLAT1          | Becky Bennett : Planning | Confirm acreage and metes and bounds description after moving lot line to center of creek.                                                                                                                                                                   |                             |
| 45         | PLAT1          | Aubrey Harbin : Planning | This 20-ft roadway needs to remain...dedicate an additional 20 feet adjacent to make 40 feet. in the future, the other property owner will be expected to dedicate the remaining 20 fee to achieve the 60ft ROW. (arrows different than original submission) |                             |
| 46         | PLAT1          | Aubrey Harbin : Planning | This should only be 30 feet. (can be addressed on the final plat)                                                                                                                                                                                            |                             |
| 48         | PLAT1          | Aubrey Harbin : Planning | This 40 feet ended at the county line.                                                                                                                                                                                                                       |                             |
| 49         | PLAT1          | Aubrey Harbin : Planning | 20-foot Reservation for Road and Street Purposes Vol. 267, Page 410 GCDR (can be addressed on final plat)                                                                                                                                                    |                             |
| 50         | PLAT1          | Aubrey Harbin : Planning | What is this line? 10-ft HLP Easement continued? Existing power lines are outside the backyard fences. (can be addressed on final plat)                                                                                                                      |                             |
| 51         | PLAT1          | Aubrey Harbin : Planning | 10-ft WLE (can be addressed on final plat)                                                                                                                                                                                                                   |                             |
| 52         | PLAT1          | Aubrey Harbin : Planning | O.P.R.G.C.Tx. (address on final plat)                                                                                                                                                                                                                        |                             |

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       |
| Becky Bennett | bbennett@friendswood.com | 281-996-3290       |
| Jil Arias     | jarias@friendswood.com   | 281-996-3312       |

| Submission Documents                                   | Document ID |
|--------------------------------------------------------|-------------|
| (72016) GCCDD Extension Req letter.pdf                 | 99475       |
| Presentation1.pptx                                     | 100938      |
| (72016) Centerpoint LONO Req 07-17-26.pdf              | 98719       |
| PLT2026-3056 - Corrections Report 07-27-2026.pdf       | 99114       |
| Approved_GCCDD Baker Rd Prel Plat Review Extension.pdf | 100098      |

| Submission Documents                                                               | Document ID |
|------------------------------------------------------------------------------------|-------------|
| (72016) COMCAST LONO Req 07-17-26.pdf                                              | 98724       |
| (72016) GCCDD LONO Req 07-17-26.pdf                                                | 98718       |
| PLT2026-3056 - Corrections Report 07-27-2026 (1).pdf                               | 100936      |
| 2791025-07402 - (72016) GCCDD Baker Road - City Planning Letter - Update No. 1.pdf | 98716       |
| (72016) ATT LONO Req 07-17-26.pdf                                                  | 98723       |
| GV-9428427-EA.pdf                                                                  | 100941      |
| (72016) GCCDD Baker Road-PLAT 07-20-26.pdf                                         | 98715       |
| (72016) GCCDD Baker Road Facility PLAT 08-31-26.pdf                                | 100935      |
| RRC Email - plugged wells.pdf                                                      | 100940      |
| Plat Application_COF GCCDD Baker Road signed 07-20-26.pdf                          | 98722       |
| 2008035027 DE of adj.pdf                                                           | 100942      |
| GCCDD Consolidation Agreement.pdf                                                  | 100943      |
| GCCDD Baker Road Tax Certs.pdf                                                     | 98717       |
| (72016) GCCDD Baker Road-Boundary 1-14-26.pdf                                      | 98725       |
| W3_16700024.pdf                                                                    | 100939      |
| Pipeline email Aubrey Harbin - COF.pdf                                             | 100937      |



NOTES

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
2. 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.
3. 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 ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE 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 MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. 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.
7. 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.
8. ALL OF THE PROPERTY BEING SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FRIENDSWOOD, TEXAS.
9. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998680.
10. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE. THERE MAY BE OTHER MATTERS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT REFLECTED ON THIS SURVEY.
11. DIRECTIONAL CONTROL BASED ON MONUMENTS FOUND ON THE GROUND FOR WILD PINES SUBDIVISION, A PLAT RECORDED IN CLERK'S FILE No. 2025026296 G.C.M.R.
12. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X", ZONE "AE" AND THE FLOODWAY AS SCALED ON FIRM NO. 48167C0013G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
13. \*\*ROW DEDICATION SHOWN AT 74.44' IS TO ALLOW THE PROPERTY TO THE EAST TO HAVE PUBLIC ROAD ACCESS AND TO LINE UP WITH EXISTING BAKER ROAD ROW TO THE NORTH AS DEDICATED BY COWARD CREEK CROSSING SUBDIVISION.

PROJECT BENCHMARK

BENCHMARK NO. FOR BCDD4 CO-2 IS A BRASS DISK STAMPED "CO-2" SET ON THE SOUTHEASTERLY SIDE OF A CONCRETE BRIDGE ALONG COUNTY ROAD 130 AT COWARD'S CREEK, AT STREAM CENTERLINE, SOUTHEASTERLY SIDE OF COUNTY ROAD 130, IN KEYMAP 656E NEAR UNIT C100-00-00.

PUBLISHED ELEV: 34.84'; NAVD 88 - 2001 ADJ

TBM "A"

TEMPORARY BENCHMARK "A" IS CP NAIL SET AS SHOWN ON THE ATTACHED SURVEY MAP.

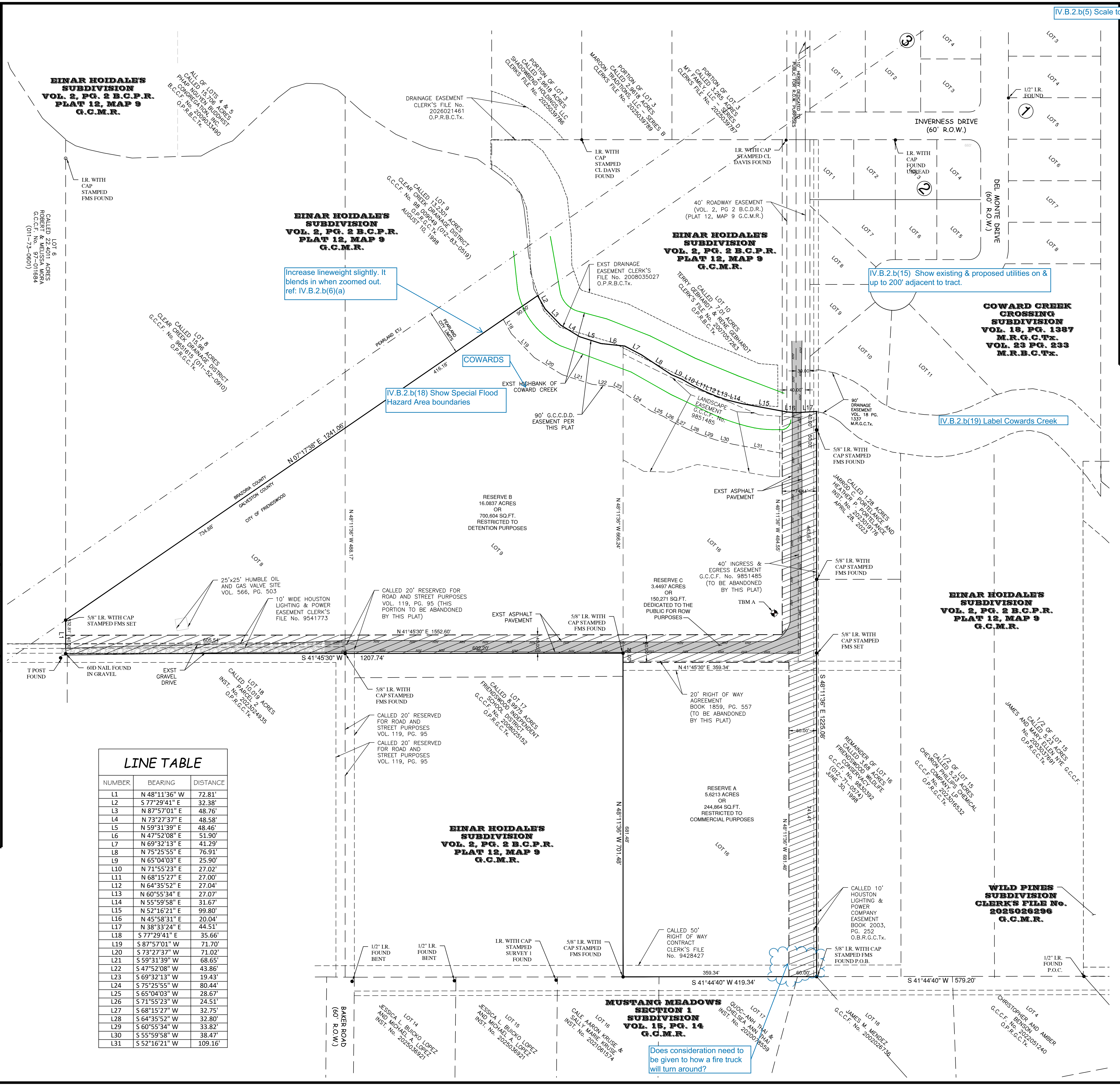
ELEV: 28.62 (NAVD 88)

ABBREVIATIONS

|                |                                                   |          |                         |
|----------------|---------------------------------------------------|----------|-------------------------|
| G.C.M.R.       | GALVESTON COUNTY MAP RECORDS                      | R.O.W.   | RIGHT OF WAY            |
| G.C.D.R.       | GALVESTON COUNTY DEED RECORDS                     | LR       | IRON ROD                |
| G.C.P.R.       | GALVESTON COUNTY PLAT RECORDS                     | SQ.FT.   | SQUARE FEET             |
| O.P.R.G.C.T.X. | OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS | B.L.     | BUILDING LINE           |
| B.C.P.R.       | BRAZORIA COUNTY PLAT RECORDS                      | D.E.     | DRAINAGE EASEMENT       |
| M.R.G.C.T.X.   | MAP RECORDS GALVESTON COUNTY TEXAS                | W.L.E.   | WATERLINE EASEMENT      |
| No.            | NUMBER                                            | U.E.     | UTILITY EASEMENT        |
| PG.            | PAGE                                              | S.S.E.   | SANITARY SEWER EASEMENT |
| VOL.           | VOLUME                                            | STM.S.E. | STORM SEWER EASEMENT    |
|                |                                                   | A.E.     | AERIAL EASEMENT         |
|                |                                                   | P.O.C.   | POINT OF COMMENCING     |
|                |                                                   | P.O.B.   | POINT OF BEGINNING      |

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.



IV.B.2.b(5) Scale to 1" = 200'

VICINITY MAP  
SCALE: 1" = 1/2 MILE

| RESERVE | USE           | ACRES   | SQ. FT. |
|---------|---------------|---------|---------|
| A       | COMMERCIAL    | 5.6213  | 244,864 |
| B       | DETENTION     | 16.0837 | 700,604 |
| C       | DEDICATED ROW | 3.4497  | 150,271 |

IV.B.2.b(3) Orient north to the top

**FMS SURVEYING, INC.**

ESTABLISHED 1978

**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

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**

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.

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. needs to be given to the title company to



# NOTES

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
2. 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.
3. 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 ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE 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 MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. 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.
7. 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.
8. ALL OF THE PROPERTY BEING SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FRIENDSWOOD, TEXAS.
9. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9999660.
10. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE. THERE MAY BE OTHER MATTERS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT REFLECTED ON THIS SURVEY.
11. L. DIRECTIONAL CONTROL BASED ON MONUMENTS FOUND ON THE GROUND FOR WILD PINES SUBDIVISION, A PLAT RECORDED IN CLERK'S FILE NO. 2025026296 G.C.M.R.
12. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X". ZONE "AE" AND THE FLOODWAY AS SCALED ON FIRM NO. 48167C0013G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
13. "ROW DEDICATION SHOWN AT 74.44' IS TO ALLOW THE PROPERTY TO HAVE PUBLIC ROAD ACCESS AND TO LINE UP WITH EXISTING BAKER ROAD ROW TO THE NORTH AS DEDICATED BY COWARD CREEK CROSSING SUBDIVISION.

VIII.C.2. Locate wells API 167-00023 and 167-00024. Label as plugged.

|                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PROJECT BENCHMARK</b></p> <p>BENCHMARK NO. FOR BCDD4 CO-2 IS A BRASS DISK STAMPED 'CO-2' SET ON THE SOUTHEASTERLY SIDE OF A CONCRETE BRIDGE ALONG COUNTY ROAD 130 AT COWARD'S CREEK, AT STREAM CENTERLINE, SOUTHEASTERLY SIDE OF COUNTY ROAD 130, IN KEYMAP 656E NEAR UNIT C100-00-00.</p> <p>PUBLISHED ELEV: 34.84', NAVD 88 - 2001 ADJ</p> |
| <p><b>TBM "A"</b></p> <p>TEMPORARY BENCHMARK "A" IS CP NAIL SET AS SHOWN ON THE ATTACHED SURVEY MAP.</p> <p>ELEV: 28.62 (NAVD 88)</p>                                                                                                                                                                                                              |

# ABBREVIATIONS

|               |                                                   |          |                         |
|---------------|---------------------------------------------------|----------|-------------------------|
| G.C.M.R.G.    | GALVESTON COUNTY MAP RECORDS                      | R.O.W.   | RIGHT OF WAY            |
| G.C.D.R.      | GALVESTON COUNTY DEED RECORDS                     | R.I.R.   | IRON ROD                |
| G.C.P.R.      | GALVESTON COUNTY PLAT RECORDS                     | SQ. FT.  | SQUARE FEET             |
| O.P.R.G.C.Tx. | OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS | B.L.     | BUILDING                |
|               |                                                   | D.E.     | DRAINAGE EASEMENT       |
| B.C.P.R.      | BRAZORIA COUNTY PLAT RECORDS                      | W.L.E.   | WATERLINE EASEMENT      |
| M.R.G.C.Tx.   | MAP RECORDS GALVESTON COUNTY TEXAS                | U.L.E.   | UTILITY EASEMENT        |
|               |                                                   | S.S.E.   | SANITARY SEWER EASEMENT |
| No.           | NUMBER                                            | STM S.E. | STORM SEWER EASEMENT    |
|               |                                                   | A.E.     | AERIAL EASEMENT         |
| VOL.          | VOLUME                                            | P.O.C.   | POINT OF COMMENCING     |
|               |                                                   | P.O.B.   | POINT OF BEGINNING      |

*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.*

Confirm acreage and  
metes and bounds  
description after moving lot  
line to center of creek.

[illegible]

PRELIMINARY PLAT  
OF

**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.**

**AUGUST 31, 2026**





## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 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

**A 30-day extension was granted on August 13, 2026. There are a few remaining comments that can be addressed on the final plat.**

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 Approve with staff comments.**

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



|                    |
|--------------------|
| <b>ATTACHMENTS</b> |
|--------------------|

- |    |                                                           |
|----|-----------------------------------------------------------|
| 1. | Highpoint Church of Texas, Inc Preliminary Plat (2 pages) |
| 2. | PLT2026-3060 - Corrections Report 09-03-2026              |



NOTES

1. 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.
2. 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.
3. 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 ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
9. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES, SCALE FACTOR = 0.999867315.
10. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, WITH FILE NO. 2791026-01137, WITH AN ISSUE DATE OF JULY 30, 2026.
11. DIRECTIONAL CONTROL BASED ON MONUMENTATION FOUND ALONG PARKWOOD AVENUE (P.M. 528).
12. THE SUBJECT PROPERTY LIES WITHIN ZONE A FLOODWAY, ZONE AE, SHADED X AND CLEAR X, AS SCALED ON FLOOD INSURANCE RATE MAP No. 49167C0202G AND 48167C0014G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

METES & BOUNDS DESCRIPTION

A 16.6442 ACRE (725,021 SQUARE FEET) TRACT OF LAND IN THE A.H. JACKSON SURVEY, ABSTRACT 128, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY TEXAS SAID 16.6442 ACRE TRACT BEING A TRACT OF LAND DESCRIBED IN A DEED TO HIGHPOINT CHURCH OF TEXAS, INC. AS 12.387 ACRES IN CLERK'S FILE No. 2021093734 OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (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 BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUNT 5/8" IRON ROD WITH CAP STAMPED "HALF" MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE L. CHRISTOPH SUBDIVISION SECTION 1 ACCORDING TO THE METES OR PLAT RECORDED IN VOL. 18, PG. 1287 GALVESTON COUNTY MAP RECORDS (G.C.M.R.) AND BEING THE MOST SOUTHEASTERLY CORNER OF SAID 12.387 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE: S 41°19'20" W A DISTANCE OF 365.12 FEET ALONG AND WITH THE NORTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD (F.M.) 528 TO A 1/2 INCH FOUND IRON ROD WITH CAP FOUND MARKING THE NORTHWEST CORNER OF THAT CERTAIN RIGHT OF WAY JUDGMENT DATED 03-02-1994 BETWEEN THE STATUS BRENDA WAY CHRISTOPH, ET AL. WITH CLERK'S FILE No. 94-10885 AND FILM CODE No. 009-57-0661 O.P.R.G.C.Tx., ALSO MARKING THE NORTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD (F.M.) 528 AS ESTABLISHED BY SAID RIGHT OF WAY JUDGMENT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 48°12'26" W LEAVING SAID RIGHT OF WAY OF F.M. 528 AND ALONG THE COMMON LINE WITH PROPERTY BELONGING TO JACK LEE TEMPLEMAN AND DESCRIBED IN VOL. 3063, PG. 12 O.P.R.G.C.Tx. ALSO BEING THE SAME LINE OF SAID 12.387 ACRE TRACT A DISTANCE OF 579.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE" AND ALSO BEING A POINT FOR CORNER;

THENCE: S 41°47'34" W A DISTANCE OF 145.95 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EASTERLY R.O.W. LINE OF NARNIA WAY, CALLED A 60' DEDICATION FOR ROAD AND UTILITY PURPOSES AS RECORDED IN VOLUME 2331, PAGE 509 G.C.D.R. AND THE SAME ROAD EASEMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F.No.) 8514160 AND ALSO BEING A POINT FOR CORNER OF THE SAID 4.075 ACRE TRACT;

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. 2113, 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 134.51 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.

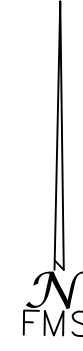
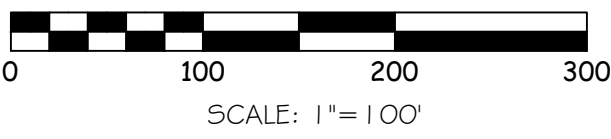
PRELIMINARY

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

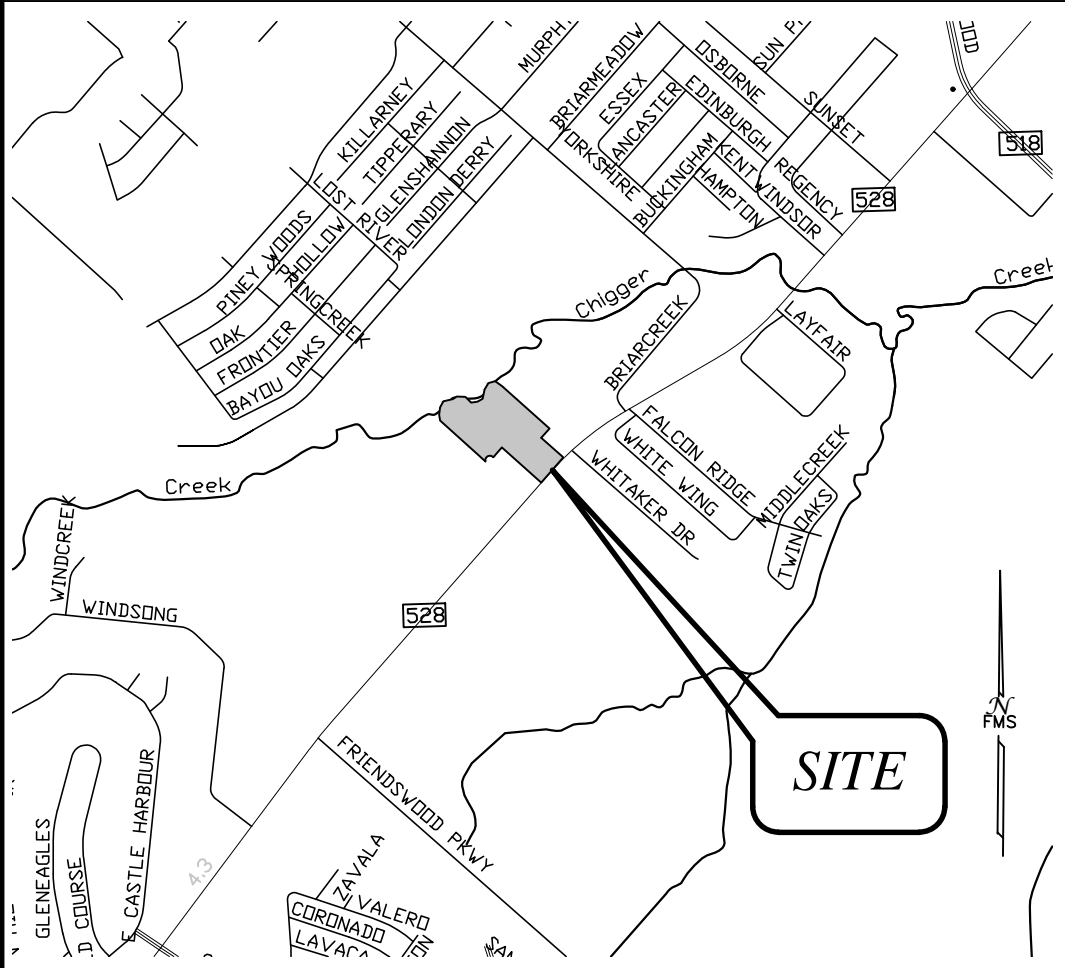


| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1   | N 43°06'57" E | 3.08'    | L14  | S 55°12'51" E | 91.68'   |
| L2   | N 09°42'18" W | 63.45'   | L15  | S 41°47'34" W | 34.01'   |
| L3   | N 08°11'16" E | 81.60'   | L16  | N 48°12'26" W | 19.03'   |
| L4   | N 26°40'50" E | 74.11'   | L17  | N 41°47'34" E | 10.00'   |
| L5   | N 76°41'00" E | 109.29'  | L18  | S 48°12'26" E | 9.03'    |
| L6   | N 57°15'17" E | 48.28'   | L19  | N 41°47'34" E | 58.03'   |
| L7   | S 88°36'09" E | 95.14'   | L20  | S 48°12'26" E | 10.00'   |
| L8   | S 45°27'51" E | 89.55'   | L21  | S 41°47'34" W | 24.02'   |
| L9   | N 80°14'03" E | 71.99'   | L22  | S 41°47'39" W | 20.50'   |
| L10  | N 62°09'36" E | 61.91'   | L23  | N 48°12'21" W | 10.00'   |
| L11  | N 11°53'37" E | 106.86'  | L24  | N 41°47'38" E | 20.50'   |
| L12  | N 31°29'56" E | 78.51'   | L25  | N 48°12'21" W | 5.06'    |
| L13  | N 73°43'10" E | 75.99'   | L26  | N 17°24'01" E | 21.93'   |

| CURVE | RADIUS | ARC     | CHORD  | BEARING       | DELTA      |
|-------|--------|---------|--------|---------------|------------|
| C1    | 50.00' | 124.60' | 94.77' | S 60°02'36" W | 142°46'52" |



VICINITY MAP  
SCALE: 1" = 2000'



PROJECT BENCHMARK: AW5596

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, GO 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 88

TBM "A"

TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ON THE SIDEWALK AS SHOWN ON THE SURVEY

ELEV: 29.98 (NAVD 88)

TBM "B"

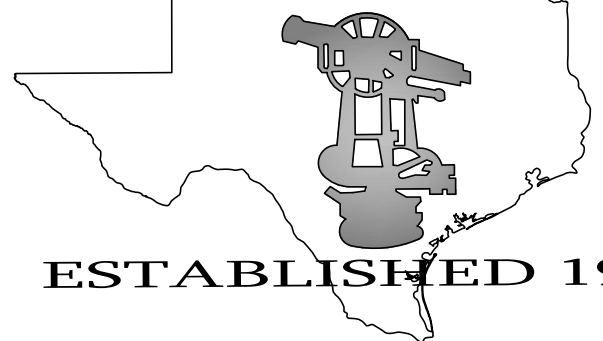
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE ON A STORM CULVERT AS SHOWN ON THE SURVEY.

ELEV: 29.34 (NAVD 88)

ABBREVIATIONS

|               |                                                   |          |                         |
|---------------|---------------------------------------------------|----------|-------------------------|
| G.C.M.R.      | GALVESTON COUNTY MAP RECORDS                      | SQ.FT.   | SQUARE FEET             |
| G.C.D.R.      | GALVESTON COUNTY DEED RECORDS                     | I.R.     | IRON ROD                |
| G.C.P.R.      | GALVESTON COUNTY PLAT RECORDS                     | B.L.     | BUILDING LINE           |
| O.P.R.G.C.Tx. | OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS | D.E.     | DRAINAGE EASEMENT       |
| No.           | NUMBER                                            | W.L.E.   | WATERLINE EASEMENT      |
| PG.           | PAGE                                              | U.E.     | UTILITY EASEMENT        |
| VOL.          | VOLUME                                            | S.S.E.   | SANITARY SEWER EASEMENT |
| R.O.W.        | RIGHT OF WAY                                      | STM.S.E. | STORM SEWER EASEMENT    |
|               |                                                   | A.E.     | ADRIAL EASEMENT         |

FMS  
SURVEYING, INC



|                                                                                                                                                                       |                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SURVEYOR:</b><br>F.M.S. SURVEYING<br>7523 RUSSELL STREET,<br>MANVEL, TEXAS 77578<br>PHONE: (281) 519-8530<br>CONTACT: AMITY JEFFERS<br>EMAIL: amty@fmsurveying.com | <b>OWNER:</b><br>HIGHPOINT CHURCH OF TEXAS, INC.<br>P.O. BOX 1138<br>FRIENDSWOOD, TEXAS 77549<br>PHONE: 281-802-2410<br>CONTACT: PASTOR SCOTT NIEMEIER<br>EMAIL: pastorscott@myhighpointchurch.com |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

PRELIMINARY 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, 1 LOT, 0 RESERVES  
725,021 SQ. FT  
16.6442 ACRES

AUGUST 31, 2026



STATE OF TEXAS

COUNTY OF GALVESTON

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 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

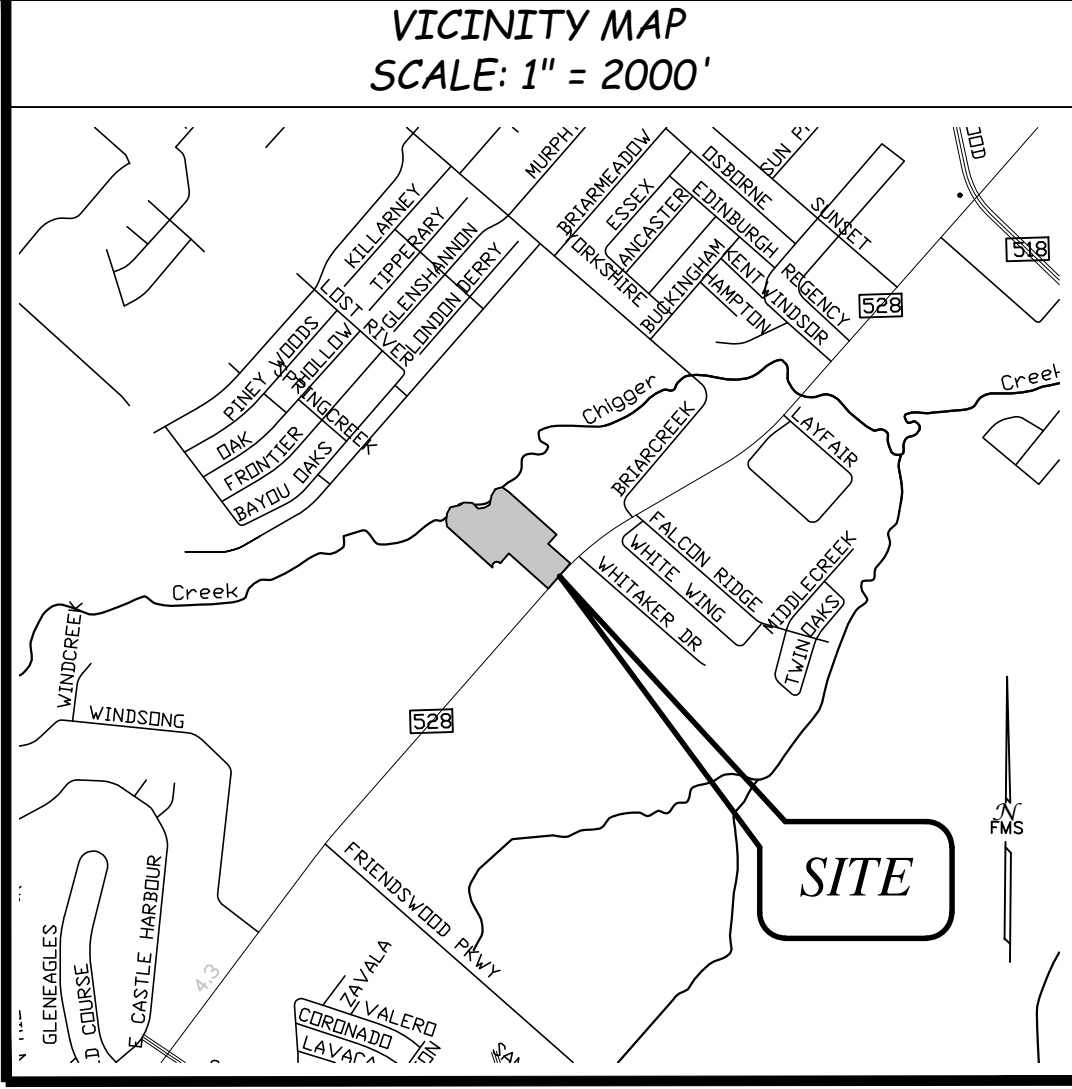
BY: \_\_\_\_\_  
DEPUTY

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**



**SURVEYOR:**  
F.M.S. SURVEYING  
7523 RUSSELL STREET,  
MANVEL, TEXAS 77576  
PHONE: (281) 519-8530  
CONTACT: AMITY JEFFERS  
EMAIL: amty@fmssurveying.com

**OWNER:**  
HIGH POINT CHURCH OF TEXAS, INC.  
P.O. BOX 1136  
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.fmssurveying.com

**PRELIMINARY 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**

**AUGUST 31, 2026**





**Corrections Required - 09-03-2026 12:15:37**  
**Application No. PLT2026-3060**  
**Address : 1406 W PARKWOOD AVE**

**CORRECTIONS REQUIRED INSTRUCTIONS:**

- \* Ensure each comment is addressed.
- \* A memo with written responses is required.
- \* Return the corrected pages only. DO NOT resubmit the entire plan set.
- \* Each page must be bookmarked and named (ex: C-001, A.1)
- \* Combine drawings into one multi-page PDF. Submit backup docs and memo in a separate multi-page PDF.

**Corrections Required:**

| <b>Comment ID</b> | <b>Page Reference</b> | <b>Reviewer : Department</b> | <b>Review Comments</b>                                                                                                                                                          | <b>Applicant Response Comments</b> |
|-------------------|-----------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 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                                                                                                                                             |                                    |
| 36                | 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. Encumbrances #4, 6-15 not identified. |                                    |
| 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)                                                                              |                                    |
| 32                | Plat2                 | Becky Bennett : Planning     | Remove reference to 'minor plat' in the commission acknowledgment.                                                                                                              |                                    |
| 33                | Plat2                 | Becky Bennett : Planning     | IV.B.2.b.(7) and (8). Update title block on Sheet 1 to reflect 1 Block, 1 Lot, 0 Reserves.                                                                                      |                                    |
| 34                | Plat2                 | Becky Bennett : Planning     | IV.B.2.b.(1)(d) Revise HighPoint to one word in the owner's info throughout.                                                                                                    |                                    |
| 35                | Plat2                 | Becky Bennett : Planning     | Lien holder is Gene S. Hagood                                                                                                                                                   |                                    |

**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.<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2              | Steve Vavrecka : Public Works | Note: Public or install valve before leaving public easement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Reviewer Contact Information:

| Reviewer Name  | Reviewer Email            | Reviewer Phone No: |
|----------------|---------------------------|--------------------|
| Becky Bennett  | bbennett@friendswood.com  | 281-996-3290       |
| Jil Arias      | jarias@friendswood.com    | 281-996-3312       |
| Adam Aiken     | aaiken@friendswood.com    | 281-996-3335       |
| Steve Vavrecka | svavrecka@friendswood.com | 281-996-3384       |

| Submission Documents                                  | Document ID |
|-------------------------------------------------------|-------------|
| (72589) Highpoint Prelim Plat 08-31-26.pdf            | 100925      |
| PLT2026-3060 - Corrections Report 07-27-2026.pdf      | 99113       |
| Approved_ HighPoint Prel Plat Review Extension.pdf    | 100099      |
| (72589) High Point Plat 07-17-26.pdf                  | 98748       |
| Plat Application Signed .pdf                          | 98757       |
| (72589) Highpoint Church Extension Req letter.pdf     | 99474       |
| PLT2026-3060 - Corrections Report 07-27-2026.pdf      | 100922      |
| Highpoint Church Centerpoint LONO Req 07-17-26.pdf    | 98754       |
| Highpoint Church Tax Certs.pdf                        | 98750       |
| High Point Churc Landscape and Irrigation 8-28-26.pdf | 100923      |
| Highpoint Church ATT LONO Req 07-17-26.pdf            | 98753       |



| Submission Documents                                                          | Document ID |
|-------------------------------------------------------------------------------|-------------|
| (72589) High Point Church 6-25-26.pdf                                         | 98758       |
| DSE26-002-HIGH POINT CHURCH_ONE LINES.pdf                                     | 98751       |
| 2791026-01137 - City Planning Letter - Update #1 (72589) Highpoint Church.pdf | 98752       |
| (72589) High Point Church 8-31-26.pdf                                         | 100921      |
| Highpoint Church GCCDD LONO Req 07-17-26.pdf                                  | 98756       |
| Highpoint Church Comcast LONO Req 07-17-26.pdf                                | 98755       |
| (72589) High Point Church 6-25-26.pdf                                         | 98749       |
| 2791026-01137 - City Planning Letter - Update #2 (72589) Highpoint Church.pdf | 100924      |



## NOTES

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999667315.
2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, WITH FILE NO. 2791026-01137, WITH AN ISSUE DATE OF APRIL 14, 2026.
3. DIRECTIONAL CONTROL BASED ON MONUMENTATION FOUND ALONG PARKWOOD AVENUE (F.M. 528).
4. THE SUBJECT PROPERTY LIES WITHIN ZONE A FLOODWAY, ZONE AE, SHADED X AND CLEAR X, AS SCALED ON FLOOD INSURANCE RATE MAP No. 48167C0202G AND 48167C0014G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
5. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
6. 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.
7. 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 ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
8. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE 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 MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
9. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
10. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY TEXA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
11. 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.
12. ALL OF THE PROPERTY BEING SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FRIENDSWOOD, TEXAS.

## METES & BOUNDS DESCRIPTION

A 16.6442 ACRE (725,021 SQUARE FEET) TRACT OF LAND IN THE A.H. JACKSON SURVEY, ABSTRACT 128, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY TEXAS SAID 16.6442 ACRE TRACT BEING A TRACT OF LAND DESCRIBED IN A DEED TO HIGHPOINT CHURCH OF TEXAS, INC., AS 12.387 ACRES IN CLERK'S FILE No. 2021093734 OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (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 BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" IRON ROD WITH CAP STAMPED "HALF" MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF THE L. CHRISTOPH SUBDIVISION SECTION 1 ACCORDING TO THE MAP OR PLAT RECORDED IN VOL. 18, PG. 1287 GALVESTON COUNTY MAP RECORDS (G.C.M.R.) AND BEING THE MOST SOUTHEASTERLY CORNER OF SAID 12.387 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE: S 41°19'20" W A DISTANCE OF 365.12 FEET ALONG AND WITH THE NORTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD (F.M.) 528 TO A 1/2 INCH FOUND IRON ROD WITH CAP FOUND MARKING THE NORTHWEST CORNER OF THAT CERTAIN RIGHT OF WAY JUDGMENT DATED 03-02-1994 BETWEEN THE STATE OF TEXAS, ET AL. VERSUS BRENDA KAY CHRISTOPH, ET AL. WITH CLERK'S FILE No. 94-10885 AND FILM CODE No. 009-57-0661 O.P.R.G.C.Tx.; ALSO MARKING THE NORTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD (F.M.) 528 AS ESTABLISHED BY SAID RIGHT OF WAY JUDGMENT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 48°12'26" W LEAVING SAID RIGHT OF WAY OF F.M. 528 AND ALONG THE COMMON LINE WITH PROPERTY BELONGING TO JACK LEE TEMPLEMAN AND DESCRIBED IN VOL. 3063, PG. 12 O.P.R.G.C.Tx. ALSO BEING THE SAME LINE OF SAID 12.387 ACRE TRACT A DISTANCE OF 579.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE" AND ALSO BEING A POINT FOR CORNER;

THENCE: S 41°47'34" W A DISTANCE OF 145.95 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EASTERLY R.O.W. LINE OF NARNIA WAY, CALLED A 60' DEDICATION FOR ROAD AND UTILITY PURPOSES AS RECORDED IN VOLUME 2331, PAGE 509 G.C.D.R. AND THE SAME ROAD EASEMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F.No.) 8514160 AND ALSO BEING A POINT FOR CORNER OF THE SAID 4.075 ACRE TRACT;

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;

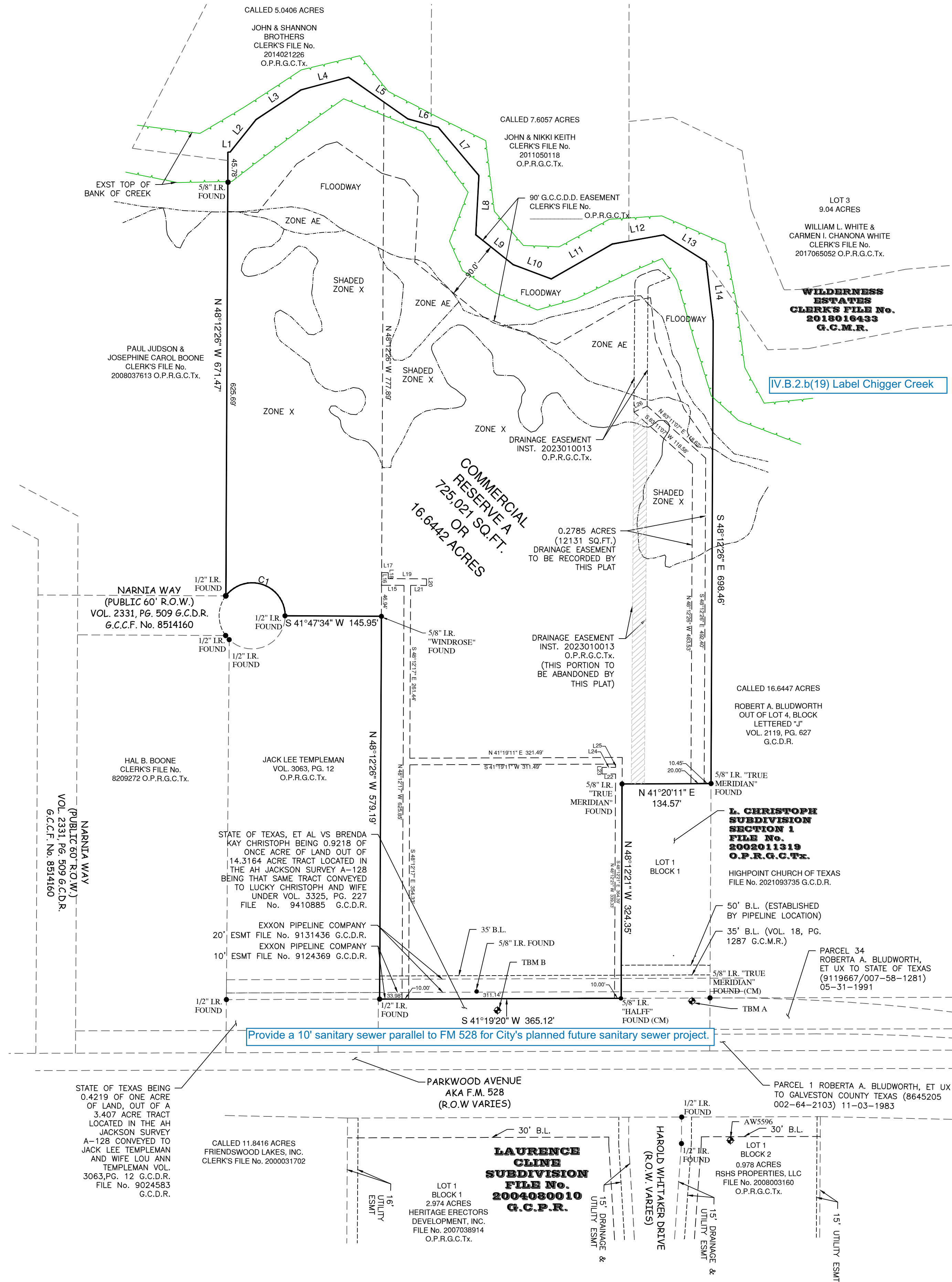
THENCE: ALONG AND WITH SAID CENTERLINE OF CHIGGER CREEK THE FOLLOWING COURSES AND DISTANCES: N 43°06'57" E 3.08 FEET; N 09°42'18" W 63.45 FEET; N 08°11'16" E 81.60 FEET; N 26°40'50" E 74.11 FEET; N 76°41'00" E 109.29 FEET; N 57°15'17" E 48.28 FEET; S 88°36'09" E 95.14 FEET; S 45°27'51" E 89.55 FEET; 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 16.6442 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.

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.



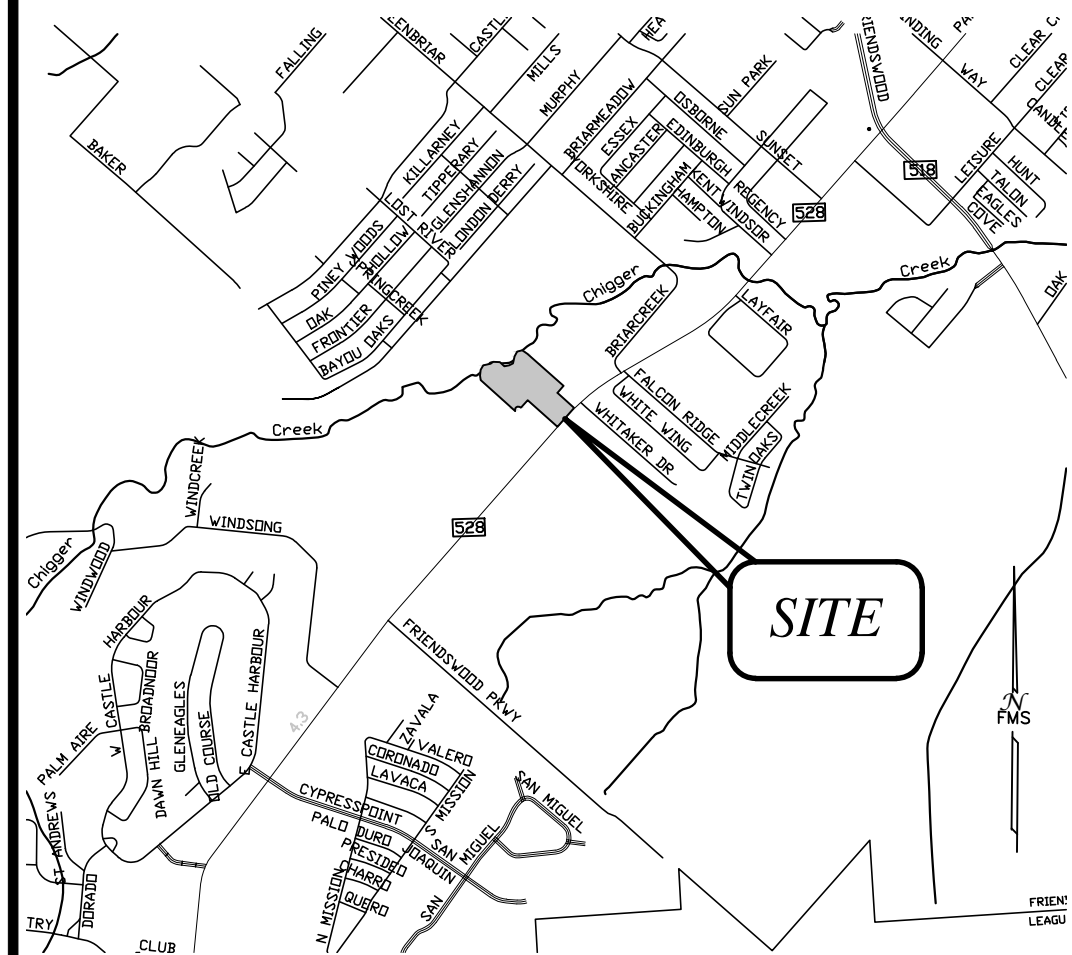
IV.B.2.b(5) Scale to 1" = 2000'

SCALE: 1" = 100'

IV.B.2.b(3) Orient north to the top

IV.B.2.b(19) Label Chigger Creek

VICINITY MAP  
SCALE: 1" = 1/2 MILE



## PROJECT BENCHMARK: AW5596

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, GO 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 88

## TBM "A"

TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ON THE SIDEWALK AS SHOWN ON THE SURVEY

ELEV: 29.98 (NAVD 88)

## TBM "B"

TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE ON A STORM CULVERT AS SHOWN ON THE SURVEY.

ELEV: 29.34 (NAVD 88)

## ABBREVIATIONS

|               |                                                   |          |                         |
|---------------|---------------------------------------------------|----------|-------------------------|
| G.C.M.R.      | GALVESTON COUNTY MAP RECORDS                      | SQ.FT.   | SQUARE FEET             |
| G.C.D.R.      | GALVESTON COUNTY DEED RECORDS                     | I.R.     | IRON ROD                |
| G.C.P.R.      | GALVESTON COUNTY PLAT RECORDS                     | B.L.     | BUILDING LINE           |
| O.P.R.G.C.Tx. | OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS | D.E.     | DRAINAGE EASEMENT       |
| No.           | NUMBER                                            | W.L.E.   | WATERLINE EASEMENT      |
| PG.           | PAGE                                              | U.E.     | UTILITY EASEMENT        |
| VOL.          | VOLUME                                            | S.S.E.   | SANITARY SEWER EASEMENT |
| R.O.W.        | RIGHT OF WAY                                      | STM.S.E. | STORM SEWER EASEMENT    |
|               |                                                   | A.E.     | AERIAL EASEMENT         |



**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

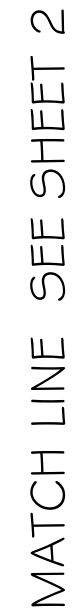
## MINOR PLAT OF HIGHPOINT CHURCH OF TEXAS INC.

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

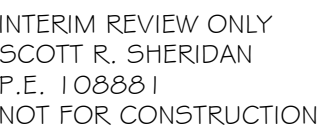
JULY 17, 2026





**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.



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.

HIGH POINT CHURCH  
1406 W. PARKWOOD  
FRIENDSWOOD TEXAS

[illegible]

|                          |              |
|--------------------------|--------------|
| DRAWING SCALE            | Project No.  |
| HORZ: 1"=30'<br>VERT: NA | D5E26-002    |
| SHEET No.                | Drawing No.  |
| 1 OF 4                   | D5E26002-300 |



CALLLED 16.6447 ACRES  
ROBERT A. BLUDWORTH  
OUT OF LOT 4, BLOCK  
LETTERED "I"  
VOL. 2119, PG. 627  
G.C.D.R.

CALLLED 16.6447 ACRES  
ROBERT A. BLUDWORTH  
OUT OF LOT 4, BLOCK  
LETTERED "I"  
VOL. 2119, PG. 627  
G.C.D.R.

SHADED  
ZONE X

ZONE X

332 PARKING SPACE

PROPOSED  
BUILDING  
F.F. ELEV.=32.64

FUTURE  
BUILDING

FUTURE  
BUILDING

Note: Public or install  
valve before leaving public  
easement.

CALLLED 12.387 ACRES  
HIGHPOINT CHURCH  
OF TEXAS, INC.  
CLERKS FILE No.  
2021093734 G.C.D.R.

CALLLED 4.075 ACRES  
HIGHPOINT CHURCH  
OF TEXAS, INC.  
CLERKS FILE No.  
2025042567 G.C.D.R.

JACK LEE TEMPLEMAN  
VOL. 3063, PG. 12  
O.P.R. G.C.T.

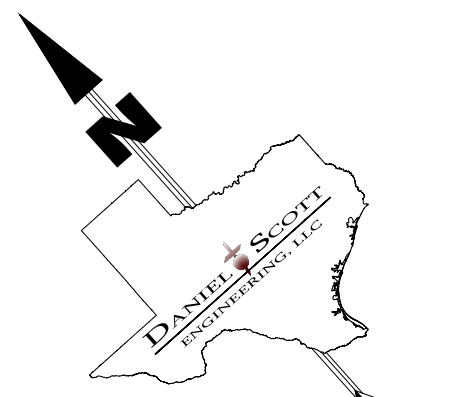
Note: D103.1 Access road width  
with a hydrant.  
Fire lane with fire hydrant needs to  
be 26' wide to accommodate the use of  
the hydrant. This additional width  
needs to have a min length of 50'

MATCH LINE SEE SHEET 1

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, GO 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 88  
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 88)  
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 88)  
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. 48167C0002025 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.



0 0 0 0  
SCALE: 1" = 00'

INTERIM REVIEW ONLY  
SCOTT R. SHERIDAN  
P.E. 108881  
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  
TBDLS 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 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |
| _____<br>Daniel Scott, P.E., State of TX<br>Director of Engineering<br>City Engineer                                                                                                                                                                                                                                                                                                                                                                             | _____<br>Date |
| _____<br>Steve Vetterli, P.E.<br>Director of Public Works                                                                                                                                                                                                                                                                                                                                                                                                        | _____<br>Date |
| NOTE:<br>It is to be noted that the above signed form is not an official record and that the engineer is not responsible for the accuracy of the information provided in the plan. The engineer is not responsible for the accuracy of the information provided in the plan. The engineer is not responsible for the accuracy of the information provided in the plan. The engineer is not responsible for the accuracy of the information provided in the plan. |               |
| APPROVED DATE: JULY 2024                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |

|                               |              |
|-------------------------------|--------------|
| DRAWING SCALE                 | Project No.  |
| HORIZ: 1"=30'<br>VERT: 1"=10' | 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.

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.

Deed Restrictions:

Those 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.

**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.  
Encumbrances #4, 6-15 not identified.**

Easements and other encumbrances:

1. Drainage Easement, filed March 6, 2023, recorded under County Clerk's File No. 2023010013.
2. Eminent Domain, filed March 9, 1994, recorded under County Clerk's File No. 9410885.
3. Right-of-Way Grant, filed September 9, 1991, recorded under County Clerk's File No. 9131436.
4. Easement (as set out in Special Warranty Deed), filed November 1, 1988, recorded under County Clerk's File No. 8838665.
5. Private Road Easement, filed April 12, 1985, recorded under County Clerk's File No. 8514160.
6. Right-of-Way Dedication, filed February 14, 1973, recorded under County Clerk's File No. 78873 (Vol. 2331, Pg. 509).
7. Right-of-Way Deed, filed May 24, 1972, recorded under County Clerk's File No. 58351 (Vol. 2261, Pg. 302).



NOTES

1. 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.
2. 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.
3. 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 ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
9. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES, SCALE FACTOR = 0.999067315.
10. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, WITH FILE NO. 2791026-01137, WITH AN ISSUE DATE OF JULY 30, 2026.
11. DIRECTIONAL CONTROL BASED ON MONUMENTATION FOUND ALONG PARKWOOD AVENUE (P.M. 528).
12. THE SUBJECT PROPERTY LIES WITHIN ZONE A FLOODWAY, ZONE AE, SHADED X AND CLEAR X, AS SCALED ON FLOOD INSURANCE RATE MAP No. 49167C0202G AND 48167C0014G, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

METES & BOUNDS DESCRIPTION

A 16.6442 ACRE (725,021 SQUARE FEET) TRACT OF LAND IN THE A.H. JACKSON SURVEY, ABSTRACT 128, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY TEXAS SAID 16.6442 ACRE TRACT BEING A TRACT OF LAND DESCRIBED IN A DEED TO HIGHPOINT CHURCH OF TEXAS, INC. AS 12.387 ACRES IN CLERK'S FILE No. 2021093734 OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (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 BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUNT 5/8" IRON ROD WITH CAP STAMPED "HALF" MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE L. CHRISTOPH SUBDIVISION SECTION 1 ACCORDING TO THE METES OR PLAT RECORDED IN VOL. 18, PG. 1287 GALVESTON COUNTY MAP RECORDS (G.C.M.R.) AND BEING THE MOST SOUTHEASTERLY CORNER OF SAID 12.387 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE: S 41°19'20" W A DISTANCE OF 365.12 FEET ALONG AND WITH THE NORTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD (F.M.) 528 TO A 1/2 INCH FOUND IRON ROD WITH CAP FOUND MARKING THE NORTHWEST CORNER OF THAT CERTAIN RIGHT OF WAY JUDGMENT DATED 03-02-1994 BETWEEN THE STATUS BRENDA WY CHRISTOPH, ET AL. WITH CLERK'S FILE No. 94-10885 AND FILM CODE No. 009-57-0661 O.P.R.G.C.Tx., ALSO MARKING THE NORTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD (F.M.) 528 AS ESTABLISHED BY SAID RIGHT OF WAY JUDGMENT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 48°12'26" W LEAVING SAID RIGHT OF WAY OF F.M. 528 AND ALONG THE COMMON LINE WITH PROPERTY BELONGING TO JACK LEE TEMPLEMAN AND DESCRIBED IN VOL. 3063, PG. 12 O.P.R.G.C.Tx. ALSO BEING THE SAME LINE OF SAID 12.387 ACRE TRACT A DISTANCE OF 579.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE" AND ALSO BEING A POINT FOR CORNER;

THENCE: S 41°47'34" W A DISTANCE OF 145.95 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EASTERLY R.O.W. LINE OF NARNIA WAY, CALLED A 60' DEDICATION FOR ROAD AND UTILITY PURPOSES AS RECORDED IN VOLUME 2331, PAGE 509 G.C.D.R. AND THE SAME ROAD EASEMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F.No.) 8514160 AND ALSO BEING A POINT FOR CORNER OF THE SAID 4.075 ACRE TRACT;

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 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. 2113, 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 134.51 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.

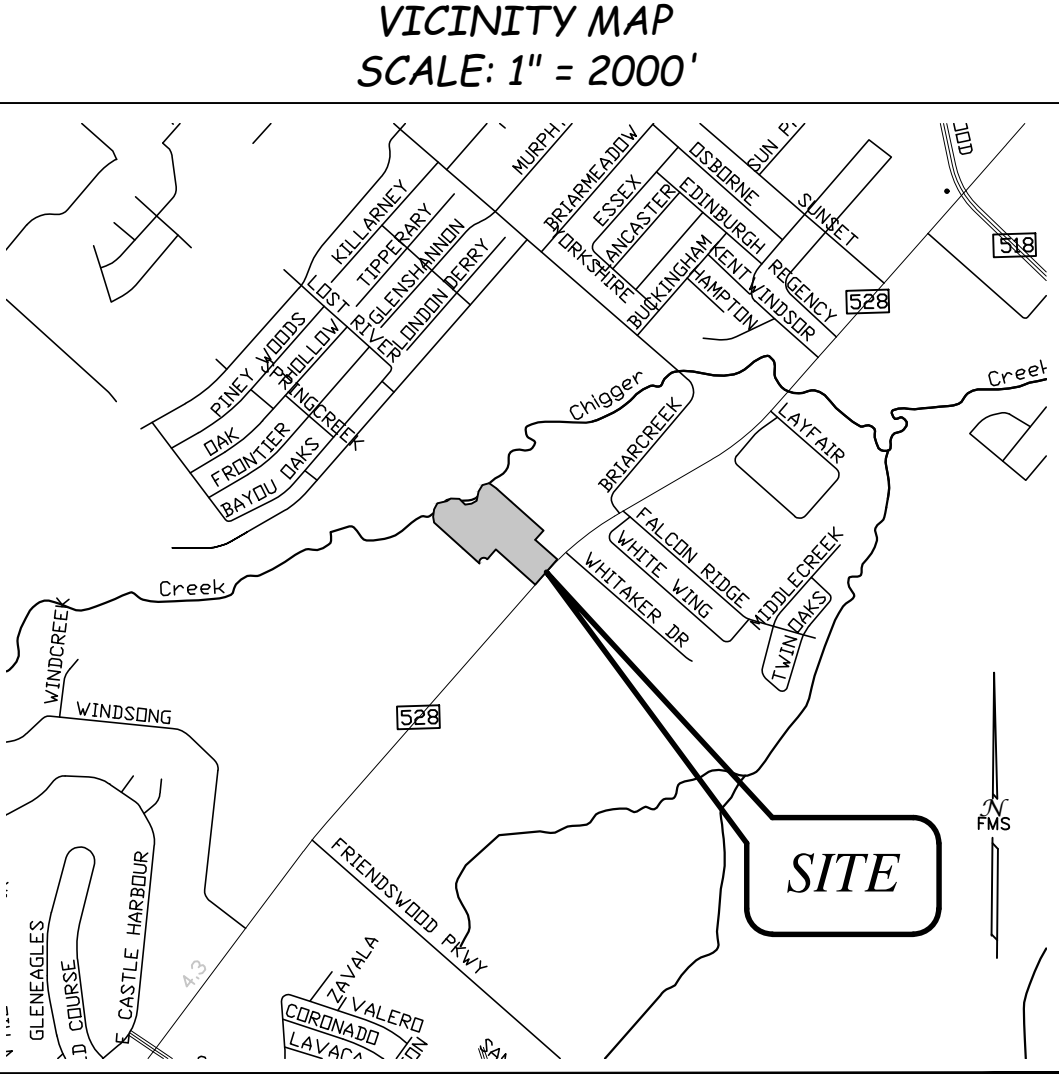
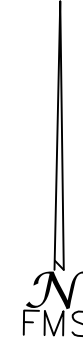
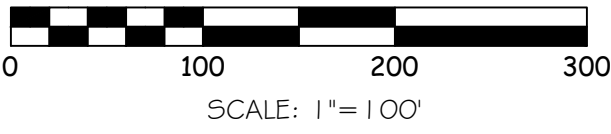
NOTE: The city has reviewed the plat and associated utility and drainage plans to verify the subdivision has adequate access to utilities and the ability to convey stormwater off site. A detailed review of the civil plans is not performed during platting.

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.



| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1   | N 43°06'57" E | 3.08'    | L14  | S 55°12'51" E | 91.68'   |
| L2   | N 09°42'18" W | 63.45'   | L15  | S 41°47'34" W | 34.01'   |
| L3   | N 08°11'16" E | 81.60'   | L16  | N 48°12'26" W | 19.03'   |
| L4   | N 26°40'50" E | 74.11'   | L17  | N 41°47'34" E | 10.00'   |
| L5   | N 76°41'00" E | 109.29'  | L18  | S 48°12'26" E | 9.03'    |
| L6   | N 57°15'17" E | 48.28'   | L19  | N 41°47'34" E | 58.03'   |
| L7   | S 88°36'09" E | 95.14'   | L20  | S 48°12'26" E | 10.00'   |
| L8   | S 45°27'51" E | 89.55'   | L21  | S 41°47'34" W | 24.02'   |
| L9   | N 80°14'03" E | 71.99'   | L22  | S 41°47'39" W | 20.50'   |
| L10  | N 62°09'36" E | 61.91'   | L23  | N 48°12'21" W | 10.00'   |
| L11  | N 11°53'37" E | 106.86'  | L24  | N 41°47'38" E | 20.50'   |
| L12  | N 31°29'56" E | 78.51'   | L25  | N 48°12'21" W | 5.06'    |
| L13  | N 73°43'10" E | 75.99'   | L26  | N 17°24'01" E | 21.93'   |

| CURVE | RADIUS | ARC     | CHORD  | BEARING       | DELTA      |
|-------|--------|---------|--------|---------------|------------|
| C1    | 50.00' | 124.60' | 94.77' | S 60°02'36" W | 142°46'52" |



PROJECT BENCHMARK: AW5596

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, GO 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 88

TBM "A"

TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ON THE SIDEWALK AS SHOWN ON THE SURVEY

ELEV: 29.98 (NAVD 88)

TBM "B"

TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE ON A STORM CULVERT AS SHOWN ON THE SURVEY.

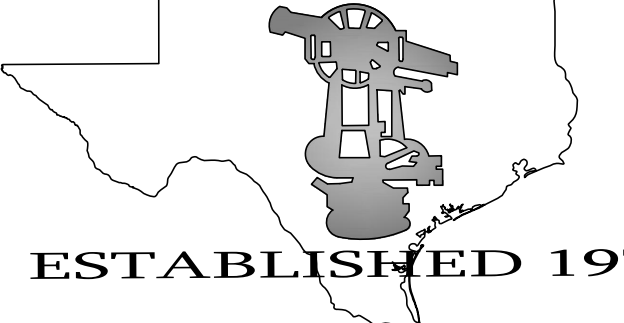
ELEV: 29.34 (NAVD 88)

ABBREVIATIONS

|               |                                                   |          |                         |
|---------------|---------------------------------------------------|----------|-------------------------|
| G.C.M.R.      | GALVESTON COUNTY MAP RECORDS                      | SQ.FT.   | SQUARE FEET             |
| G.C.D.R.      | GALVESTON COUNTY DEED RECORDS                     | I.R.     | IRON ROD                |
| G.C.P.R.      | GALVESTON COUNTY PLAT RECORDS                     | B.L.     | BUILDING LINE           |
| O.P.R.G.C.Tx. | OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS | D.E.     | DRAINAGE EASEMENT       |
| No.           | NUMBER                                            | W.L.E.   | WATERLINE EASEMENT      |
| PG.           | PAGE                                              | U.E.     | UTILITY EASEMENT        |
| VOL.          | VOLUME                                            | S.S.E.   | SANITARY SEWER EASEMENT |
| R.O.W.        | RIGHT OF WAY                                      | STM.S.E. | STORM SEWER EASEMENT    |
|               |                                                   | A.E.     | ADRIAL EASEMENT         |

# FMS

## SURVEYING, INC



### ESTABLISHED 1978

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

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

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

AUGUST 31, 2026



STATE OF TEXAS

COUNTY OF GALVESTON

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 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.

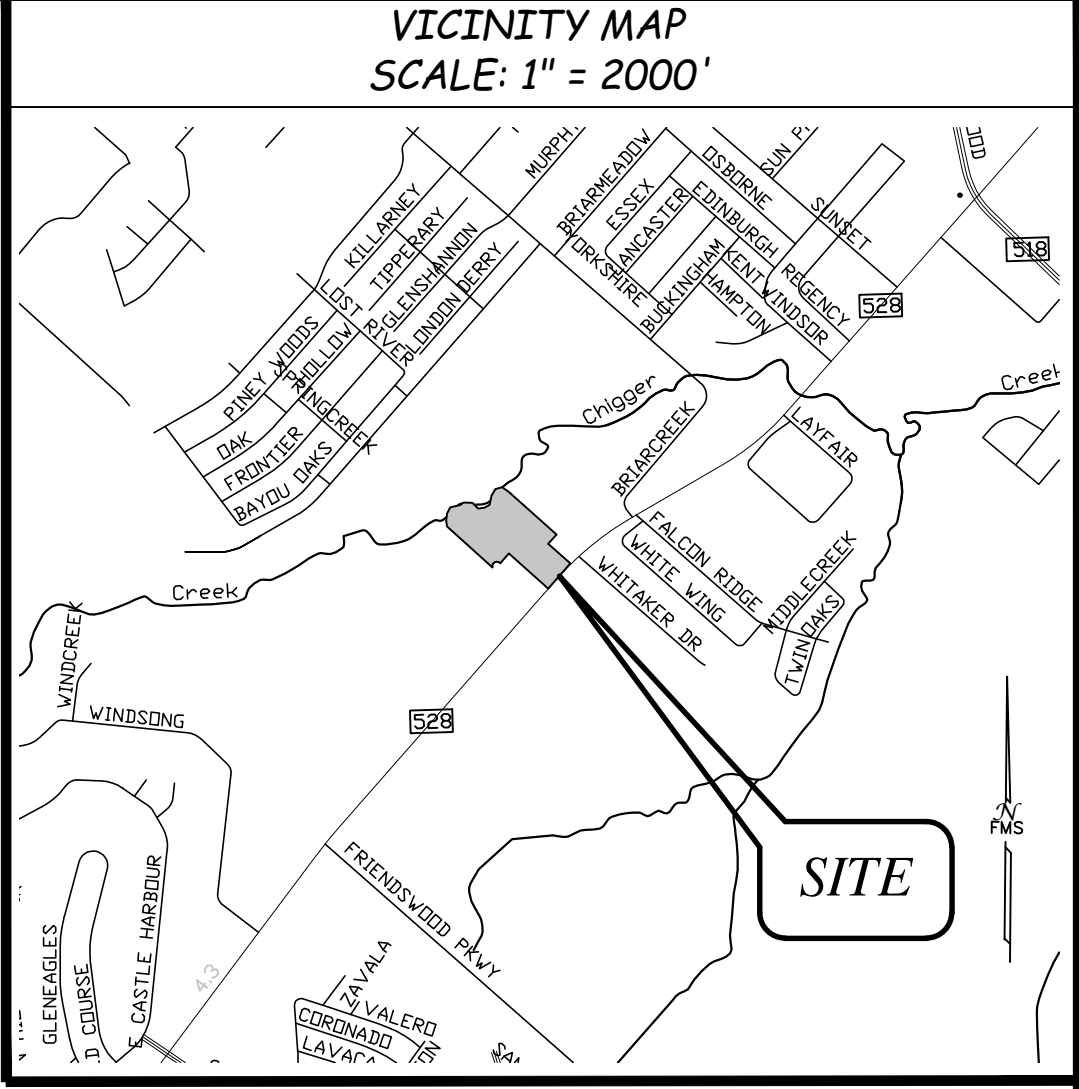
WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN  
COUNTY CLERK  
GALVESTON COUNTY, TEXAS

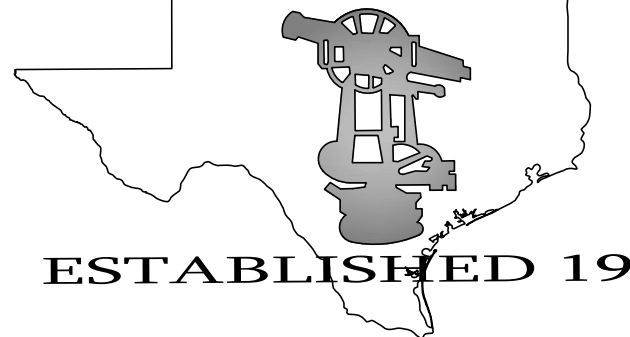
BY: \_\_\_\_\_  
DEPUTY

Lien holder is Gene S. Hagood

Remove reference to 'minor plat' in the commission acknowledgment.



FMS  
SURVEYING, INC.



**SURVEYOR:**  
F.M.S. SURVEYING  
7523 RUSSELL STREET,  
MANVEL, TEXAS 77576  
PHONE: (281) 519-8530  
CONTACT: AMITY JEFFERS  
EMAIL: amty@fmsurveying.com

**OWNER:**  
HIGH POINT CHURCH OF TEXAS, INC.  
P.O. BOX 1136  
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

PRELIMINARY 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

AUGUST 31, 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

IV.B.2.b.(7) and (8). Update title block on Sheet 1 to reflect 1 Block, 1 Lot, 0 Reserves.





## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 2026

Subject: **RECOMMENDATION: DESIGN CRITERIA MANUAL CHANGES**

Consider a recommendation regarding the proposed changes to the Design Criteria Manual (DCM) specifically Section VI "Site Development," Appendix C "Parking Group Table," Appendix D "Qualified Tree List," and Appendix E "Downtown District Amenities."

Action:

### SUMMARY / ORIGINATING CAUSE

This is a follow-up to the discussion that began on June 11, 2026.

The Engineering Department is in the process of reviewing and updating the Design Criteria Manual. The following sections of the DCM are attached for review and comments: Section VI - Site Development, Appendix C - Parking Group Table, Appendix D - Qualified Tree List, and Appendix E - Downtown District Amenities. [Section 8.N.](#) of the Zoning Ordinance is related to the Downtown District Amenity requirements. Staff has reviewed and included redlines for consideration. Some of the updates are related to recent changes to the Zoning Ordinance, specifically the process for site plan approvals. The intention of these updates to remove any items related to process and just retain design criteria.

Once all comments and updates are finalized, a public hearing before City Council will be required before adopting the updates with a new ordinance.

Summary of proposed changes:

Section VI - Site Development - relocating some requirements to more appropriate code sections, aligning requirements with recent changes to Chapter 14 and the Zoning Ordinance regarding site plan submittals, etc.

Appendix C - Parking Group Table - no changes

Appendix D - Qualified Tree List - reorganized and added shade rankings

Appendix E - Downtown District Amenities - update to current DD amenity requirements per Section 8.N.; also a result of the pedestrian lighting and sidewalks now being installed.

**Requested Action: Planning and Zoning Commission to provide a recommendation to make the proposed changes.**

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

### RECOMMENDATIONS

### ATTACHMENTS

- |    |                                                  |
|----|--------------------------------------------------|
| 1. | 008 - Section VI - Site Development - 08-17-2026 |
| 2. | Appendix C - Parking Group Table                 |
| 3. | Appendix D - Qualified Tree List Current         |

|    |                                                     |
|----|-----------------------------------------------------|
| 4. | Appendix D - Qualified Tree List with Shade Ranking |
| 5. | Appendix E - Downtown District Amenities Redlines   |



## SECTION VI

### SITE DEVELOPMENT

#### ~~1.0~~ 1.0 GENERAL

- A. Should any portion of this Section conflict with the Subdivision Ordinance or the Zoning Ordinance, the more stringent of the latter two (2) shall govern.
- B. The City Engineer shall have the final interpretation of any provisions in this Design Criteria Manual.
- C. The City Engineer has the right to issue administrative orders or design criteria modifications for just cause related to any provisions or conditions in this Design Criteria Manual.

#### 1.01 ~~1.01~~ CHAPTER INCLUDES

Criteria for the design of site development plans.

#### 1.02 ~~1.02~~ REFERENCES

- A. City of Friendswood Zoning Ordinance.
- B. City of Friendswood Subdivision Ordinance.
- C. City of Friendswood Standard Details and Technical Specifications, latest version. These details can be downloaded from:  
[www.ci.friendswood.tx.us/350/Publications-Forms](http://www.ci.friendswood.tx.us/350/Publications-Forms)
- D. Texas Department of Transportation – Traffic Control Plan
- E. Architectural Barriers Texas Accessibility Standards (TAS)

#### ~~1.01~~1.03 DEFINITIONS

Commission – Planning and Zoning Commission.

#### 1.04 ~~1.04~~ DESIGN REQUIREMENTS

- A. Site Development Requirements:

1. General Requirements:

- a. ~~Site development plans for all site developments shall be approved by the City Engineer prior to construction and no such work shall commence without a valid city permit.~~
- b. DEFINE Site developments, not including single family residential, shall include any project that affects public water, wastewater, storm drainage, sidewalks, or paving facilities.
- e. ~~All sidewalks in new developments shall be a minimum of five six (56) feet from the back of curb, two (2) feet from the edge of the public rights-of-way and shall not be in any utility easements.~~
- d.c. All site developments shall conform to the requirements of these sStandards, the ~~adopted latest version of the International Code Series~~building and fire codes, as amended, and all applicable rules and regulations of the City of Friendswood.
- e. ~~All wastewater, drainage, and paving site development improvements, up to and including the connection to the public system, shall be privately owned, operated, and maintained. All water site development improvements up to but not including the meter and meter vault, shall be privately owned, operated, and maintained~~
- f.d. Restore the City of Friendswood rights-of-way or easements to existing or better condition than that prior to start of work.
- g.c. ~~Private~~ Public utilities ~~and service lines located outside of the right-of-way~~ shall be placed in an easement on the property being served.
- h. ~~Streets that change direction a minimum of ninety (90) degrees will require a different name.~~

**Commented [AH1]:** Move to Section VI Street Paving - I. Requirements for Curbs and Sidewalks.

**Commented [AH2]:** This should be moved to the Subdivision Ord.

2. Design Review Requirements for Site Development Plans

- a. All site development plans for proposed developments shall be submitted to the Community Development Department for approval prior to construction. Site development plans shall show all proposed buildings, water, wastewater, paving, parking, drainage,



- ~~street signage, streetlight locations~~, flood protection facilities, ~~and~~ sidewalks with approved ADA ramps locations, and a traffic control plan.
- b. A traffic impact study shall be required for any development proposal expected to generate traffic volumes that will significantly impact the capacity and/or safety of the street system. All proposed developments generating volumes of five thousand (5,000) trips per day or greater shall abide by this criterion. The trip estimate shall be based on the latest version of the Institute of Transportation Engineers' Trip Generation Manual.
- c. The developer should first schedule a Development Review Committee (DRC) meeting with Community Development Department staff. At this meeting, infrastructure issues and the feasibility of developing the site will be discussed.
- d. The developer shall prepare ~~a site plans~~ for submittal to be reviewed by staff. The developer shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, ~~prior to proceeding to the Planning and Zoning Commission.~~
- 1) The submittal for the site plan requires ~~five (5) copies of~~ the following:
- a) Cover Sheet
  - b) Site Plan
  - c) Landscaping Plan
  - ~~d)~~ d) Building Elevation Plan
  - ~~e)~~ e) Fire Access Plan
  - ~~e)f)~~ f) Photometric Plan
- 2) ~~and two (2) copies~~ The submittal for site development plans consists of standard detail sheets and the following:
- a) Drainage Plan

- b) Utility Plan
- c) Grading Plan
- d) Storm Water Pollution Prevention Plan

d)

~~e. The final site plan will be presented to the Community Development to determine approval or to proceed to the Planning and Zoning Commission by City Staff for consideration. The Planning and Zoning Commission reviews the final document for completeness and public awareness. The final site plan shall be considered by staff or the Planning and Zoning Commission in accordance with Appendix C, Zoning Ordinance, Section 99.~~

~~e.~~

~~f. The final site plan submittal to be provided to Community Development Department staff at least ten (10) days prior to the next regularly scheduled Planning and Zoning Commission meeting.~~

**Commented [BB3]:** There is a posted submittal schedule for P&Z.

~~g. Once the site plan is approved, the developer may begin the building permitting process. Approval from the appropriate drainage entity is required prior to the issuance of building permits. Site plan approval is required prior to the issuance of building permits.~~

~~f.~~

~~h. Three (3) copies of the site development plans shall be submitted to the Building Official for review. The City will typically respond within two (2) to four (4) weeks of the initial submittal.~~

~~i. When plan changes are requested, two (2) copies of the revised site development plans shall be submitted to the City for review, which will ultimately result in the reissuance of any applicable permit(s).~~

~~3. Building Slab Elevations – Minimum building slab elevations shall conform to the requirements of the City of Friendswood Flood Damage Prevention Ordinance and latest adopted flood zone maps.~~

**Commented [AH4]:** Duplicate of Chapter 34.

~~4.3. Water Service – Water service lines and meters shall be sized in accordance with requirements set out in Section III –Waterline Distribution System Design Requirements.~~



~~5.4.~~ Sanitary Sewer Service – Sanitary sewer service leads are normally installed during construction of the public sanitary sewer. When a sanitary sewer service lead is to be installed for a site development, refer to Section II – Wastewater Collection System Design Requirements. All lots, tracts, or reserves shall be connected directly to a public sanitary sewer by a single lead, except as specifically approved by the Public Works Director-City Engineer. The ~~City Department of~~ Public Works Department shall be contacted for all sanitary sewer connections for commercial projects.

**Commented [AH5]:** This is a new requirement...suggest moving to Section II.1.04 E - Service Leads.

~~6.5.~~ Site Drainage Requirements – All commercial, industrial, office, recreational, and multi-family tracts shall have an internal drainage system. The internal drainage system shall collect all site runoff and direct it into a private storm sewer system that shall connect to the public drainage facilities in the area. Refer to Section V – Storm Drainage Design Requirements for more details. Any exceptions require specific approval from the City Engineer.

- a. The internal site storm sewer shall be connected to a public storm sewer at a manhole or at an inlet adjoining the site. The site drainage outfall shall be connected to the nearest existing drainage system with adequate capacity to serve the drainage area. Where extension of the existing drainage system is required, all costs for extension shall be the responsibility of the developer.
- b. All internal facilities shall be designed by a Professional Engineer licensed to practice engineering in the State of Texas, and shall be sized to drain the site in accordance with these standards.
- c. Drainage calculations shall be submitted with all site development plans. Additional supporting data may be required by the City.
- d. When the site drains directly into a Galveston County or Harris County facility, and/or into a TxDOT or county rights-of-way, the appropriate governmental entity(s) shall approve the site development connection to the public facilities.

6. All wastewater, drainage, and paving site development improvements, up to and including the connection to the public system, shall be privately owned, operated, and maintained. All water site development improvements up to but not including the meter and meter vault, shall be privately owned, operated, and maintained.

## 7. Driveways

- a. It is desirable to minimize the number of non-residential driveways on all streets in order to reduce the number of conflict points and facilitate traffic flow. It is recognized, however, that certain existing tracts may not be able to fully comply with the following standards due to limited frontage or other constraints.
- b. When compliance with these criteria is precluded for any reasons, attempts should be made to obtain alternative access where feasible, including joint access driveways, access easements to adjoining properties, or access to intersecting streets.
- c. If it can be demonstrated to the City Engineer that sufficient attempts to secure alternative access have been made, and that such access is still not possible, the City Engineer may accept a Traffic Impact Analysis performed by a Professional Engineer licensed to practice engineering in the State of Texas. If approved, the analysis will be used to allow a deviation to the driveway spacing requirements indicated herein.
- d. Residential driveways shall be a minimum of twelve (12) feet wide and a maximum of twenty-five (25) feet wide at the rights-of-way line, unless otherwise approved by the City Engineer, and should be placed at least twenty-five (25) feet away from the property line at the intersection of two (2) streets and at least five (5) feet from a property line between two (2) properties.
- e. Residential lots must have a minimum of one hundred (100) feet of frontage in order to be eligible for a circular driveway on the lot, and the two (2) driveways shall have at least forty-five (45) feet of separation between them from the inside edges of driveways.
- f. Non-residential driveways shall be a minimum of twenty-five (25) feet wide and a maximum of thirty-five (35) feet wide. Non-residential driveways shall be spaced with a minimum of fifty (50) foot separation.
- g. Non-residential driveways on major thoroughfares/boulevard streets shall be placed no closer than one hundred (125) feet from the

**Commented [AH6]:** Consider adding a section to the DCM to outline the variance process - Design Modification Form.

**Commented [AH7]:** @Jil Arias changing to 90 feet per Morad? Spacing between drives needs to be adjusted as well.

**Commented [AH8]:** This is for residential driveways. This chapter applies to commercial and multi-family developments. Consider relocating driveway connections to the Streets chapter. If the residential criteria is relocated, it would make sense to relocate the commercial spacing requirements as well.



ultimate curb line of the intersecting major thoroughfare or boulevard street. Non-residential driveways on collector/ minor streets are to be placed no closer than seventy-five (75) feet from the ultimate curb line of the intersecting major thoroughfare/boulevard street. Non-residential driveways on major thoroughfares/boulevard streets are to be placed no closer than seventy-five (75) feet from the ultimate curb line of the intersecting collector commercial/minor street.

- h. For purposes of determining the separation distance, the back of curb or edge of street shall be used in conjunction with the edge of driveway which is closest and parallel to the street from which the measurement is to be taken.
- i. Non-residential tracts with less than one hundred fifty (150) feet of frontage on a public street shall have no more than one (1) driveway. Non-residential tracts between one hundred (150) feet and three hundred twenty (320) feet of frontage on a public street shall have no more than two (2) driveways. Non-residential tracts between three hundred twenty-one (321) feet and six hundred (600) feet of frontage on a public street shall have no more than three (3) driveways. Non-residential tracts with over six hundred (600) feet of frontage on a public street shall have the number of driveways specially designated and specifically approved by the City.
- j. Non-residential driveway connections to the public street shall be approved and inspected by the City, TxDOT, county representative, or appropriate entity.
- k. Driveway radii shall not extend beyond the projection of a property line perpendicular to the back of the curb.
- l. Driveways shall be installed according to the latest version of the City of Friendswood Standard Details and Technical Specifications.
- m. Driveways shall be evaluated with respect to location of existing or proposed signage, landscaping, and structures for adequate sight distance.

~~n. A note stating, "Access to adjacent property and common driveways may be required" shall be placed on the site plan.~~

**Commented [AH9]:** Move to Subdivision Ordinance. If shared access is not granted on plats, shared access is difficult to achieve during site plan review and approval.

~~6.1.~~ Curb returns for driveways shall be, at a minimum:

- 1) For residential driveways:
  - a) Five (5) feet on local streets less than twenty-eight (28) feet in width.
  - b) Ten (10) feet on collector streets, major thoroughfares and boulevards, and local streets greater than twenty-eight (28) feet in width.
- 2) For non-residential driveways:
  - a) Twenty-five (25) feet on local streets less than twenty-eight (28) feet in width
  - b) Thirty-five (35) feet on collector streets, major thoroughfares, boulevards, and local streets greater than twenty-eight (28) feet in width

#### 8. Fire Lanes

- a. Fire lanes shall be required on all multi-family and non-residential tracts if any part of a building is greater than one hundred fifty (150) feet from either a fire lane, private street, or public street rights-of-way.
- b. Fire lanes shall be either twenty (20) feet wide with a twenty-five (25) foot radius or twenty ~~five-six~~ (25~~26~~) feet wide with a twenty (20) foot radius.
- c. Fire lanes shall be constructed using the same pavement structural requirements as a public pavement. Alternate materials may be used with specific approval from the City Engineer.
- d. Fire lanes shall be designed to drain in compliance with the Site Development Requirement.
- e. Fire lane markings shall be provided as specified in the Friendswood Code of Ordinances.



f. An emergency vehicle turn-around, whether a cul-de-sac of a radius required by the Fire Marshal or a T-head at least one hundred twenty (120) feet in length, shall be required under certain conditions.

f.g. Where a fire hydrant is accessible from the fire lane, a 20' lane should be widened to 26' in width for a run of 50' in length to accommodate passing of other apparatus.

9. Controlled Access Gate Requirements

- a. Plans for access control systems shall be submitted ~~to the Fire Marshal's Office~~ and approved prior to construction.
- b. All access control gates shall have emergency means of operation in the event of power loss.
- c. Access control gates shall provide a clear, passable width of at least twenty (20) feet.
- d. A Knox® key switch shall be provided for all controlled access gates. The key switch shall operate all gates.
- e. A Knox® pad lock shall be provided for all non-motorized gates.
- f. The location of the key switch shall be approved by the Fire Marshal's ~~Office~~.
- g. The owner or homeowners' association shall maintain all parts of the access system and keep them in good working order.
- h. The Fire Marshal's ~~Office~~ and Police Dispatch shall be notified immediately of any damage to the access system that hinders access including but not limited to, damage to the key box, lock, and gates.

i. Access gates shall be located to provide a minimum of sixty (60) feet of vehicle stacking distance, including the right-of-way, without obstructing intersecting traffic or adjacent roadway operations. Access gates shall be far enough back to provide at least forty (40) feet of stacking space.

i.  
10. Storm Water Pollution Prevention Plan

**Commented [AH10]:** This section should be moved to Section VI. Street Paving and/or Subdivision Ord. Site plan process is too late for consideration...this would need to be considered during platting. Also, site plan is applicable to commercial development.

- a. A storm water pollution prevention plan shall be provided for all site development projects.
- b. Filter fabric fence shall be installed at the perimeter of the site before construction begins.
- c. Once construction is complete, the filter fabric fence may be removed; provided a minimum of five (5) feet of hydro-mulch or sod shall be installed at the back of all curbs, or other Best Management Practices, shall be implemented and/or installed.
- d. Refer to the Storm Water Ordinance for additional requirements.

#### 11. Parking Lot Guidelines

A parking lot layout is required to ensure that adequate off-street parking is provided with the construction, alteration, or remodeling of any building.

- a. Minimum concrete slab thickness shall be five (5) inches with an  $f_c$  equal to four thousand (4,000) psi. Reinforcement shall be Grade 60,  $f_y = 60,000$  psi, #4 deformed reinforcing bars, spaced at sixteen (16) inches center to center, both ways with a minimum lap length of twenty-four (24) inches. Minimum stabilized subgrade thickness shall be eight (8) inches.
- b. Hot Mix Asphalt Concrete pavement thickness shall be a minimum of two (2) inches with eight (8) inches of stabilized crushed concrete or limestone and six (6) inches of lime-stabilized subgrade.
- c. ~~Off-street parking spaces shall be located on the same lot, tract, parcel, or premises as the use being served, or on other property of the same or less restrictive zoning classification that the owner of the premises being served has a continuing right to use for parking. When the off-street parking spaces are not located on the same lot, tract, parcel, or premises being served, the distance from the center of the parking lot to an entrance to the building, shall not exceed five hundred (500) feet in distance measured along the shortest available pedestrian route with public access.~~
- d. ~~Any existing building that is enlarged, structurally altered, or remodeled by more than fifty (50) percent as it existed shall be accompanied by off-street parking for the entire building. When the enlargement, structural alteration, or remodel is not increased or changed by more than fifty (50)~~

Formatted: Indent: Left: 0", First line: 0"



~~percent, additional off-street parking shall only be required for the increased or changed floor area.~~

**Commented [AH11]:** These two sections conflict with the Zoning Ord. Remove.

~~e. Existing parking spaces may not be used to satisfy additional off-street parking requirements unless, the existing spaces exceed the number recommended for the building or use for which the existing spaces are associated.~~

~~f.c. The number of off-street parking spaces required for each building or use shall be determined by reference to the Parking Group Table in Appendix C of this Design Criteria Manual. Where several different property uses will share a joint parking area, thea shared parking analysis may be used to calculate the number of parking spaces should be computed based upon the overall development.~~

~~g.d. The design and dimensions of off-street parking areas shall be in accordance with the following table of minimum dimensions. Minimum stall width shall be nine feet, except for residential and all-day office parking which may utilize stalls eight and one-half (8.5) feet in width, provided that minimum aisle widths are increased by one (1) foot. In addition, the dimensions of up to twenty (20) percent of the total number of off-street parking spaces may be reduced to eight (8) feet in width and sixteen (16) feet in depth to accommodate compact automobiles (such spaces must be so marked). All dimensions below are in feet:~~

|                                                                                               | <i>Angle<br/>(degrees)</i> |            |            |            |            |
|-----------------------------------------------------------------------------------------------|----------------------------|------------|------------|------------|------------|
|                                                                                               | <i>0°</i>                  | <i>35°</i> | <i>45°</i> | <i>60°</i> | <i>90°</i> |
| Stall, parallel to aisle                                                                      | 23.0                       | 18.0       | 12.7       | 10.4       | 9.0        |
| Stall, perpendicular to aisle                                                                 | 9.0                        | 16.5       | 19.0       | 20.0       | 18.0       |
| Aisle width, one-way                                                                          | 12.0                       | 12.0       | 12.0       | 16.0       | 24.0       |
| Aisle width, one-way                                                                          | 22.0                       | 22.0       | 22.0       | 24.0       | 24.0       |
| Cross aisle, one-way                                                                          | 11.0                       | 11.0       | 11.0       | 11.0       | 11.0       |
| Cross aisle, two-way                                                                          | 22.0                       | 22.0       | 22.0       | 22.0       | 22.0       |
| Refer to Appendix B – Figure 8 of this Design Criteria Manual for Off-street Parking Diagrams |                            |            |            |            |            |

~~h.c. Off-street parking spaces shall be clearly marked. Parking spaces abutting an adjoining property line or street rights-of-way shall be provided with wheel guards or bumper guards located such that no part of a normally parked vehicle will extend beyond the property~~

line. When wheel guards are used, they shall be centered two and one-half (2.5) feet from the property line for ninety (90) degree parking, two and one-third (2.3) feet for sixty (60) degree parking, and two (2.0) feet for forty-five (45) degree and thirty (30) degree parking.

All parking lot pavements for site development plans shall be engineered to provide for operation by vehicles normally expected to utilize the parking area, and the thickness of paving shall be based upon the soil conditions underlying the parking area. A Professional Engineer licensed to practice engineering in the State of Texas shall certify the design submitted for approval.

~~i.f.~~ The parking layout and design of all off-street parking areas shall be approved by the City Engineer. The City Engineer shall determine that spaces provided are usable, and that the circulation pattern within the area is adequate.

~~j.g.~~ The number of accessible parking spaces shall comply with the latest edition of the Architectural Barriers Texas Accessibility Standards (TAS).

~~k.h.~~ Accessible parking spaces must be paved and must include:

- a. The international symbol of access painted conspicuously on the surface in a color that contrasts the pavement;
- b. The words "NO PARKING" painted on any access aisle adjacent to the parking space. The words must be painted:
  - i. In all capital letters;
  - ii. With a letter height of at least one (1) foot, and a stroke width of at least two (2) inches; and
  - iii. Centered within each access aisle adjacent to the parking space; and
- c. A sign identifying the consequences of parking illegally in a paved accessible space. The sign must:
  - i. At a minimum state "Violators Subject to Fine and Towing" in a letter height of at least one inch;
  - ii. Be mounted on a pole, post, wall, or freestanding board;

- iii. Be no more than eight (8) inches below a sign required by Texas Accessibility Standards, 502.6; and
- iv. Be installed so the bottom edge of the sign is no lower than four (4) feet and no higher than six (6) feet above ground level.

d. A sign that meets the requirements set in Texas Accessibility Standards, 502.6, that includes the required language in subsection (c)(i) satisfies these requirements.

i. Electric Vehicle (EV) Charging stations at **multi-family and commercial** occupancies:

Formatted: Highlight

- a. Shall be installed in outdoor locations and positioned to allow safe vehicle access and operation.
- b. Shall be mounted on a concrete foundation and protected from vehicular impact by a minimum 6-inch curb
- c. Shall be located a minimum of 15 feet from buildings and other structures unless otherwise approved
- d. A readily accessible electrical disconnect shall be provided within 6 to 20 feet of the charging equipment. The disconnect shall be clearly identified with permanent, weather-resistant signage.
- e. Charging station locations shall be coordinated with site grading and drainage to prevent ponding or flooding around electrical equipment.
- d.f. All EV charging equipment and associated electrical installations shall comply with the latest adopted edition of NFPA 70, National Electrical Code (NEC), local utility requirements, and all applicable federal, state, and local regulations.

~~12. Pipelines~~

Commented [AH12]: This is a requirement that does not apply to new site development. Should be relocated to Sec. 26-291. (d).

~~All new Pipelines shall be a minimum depth of ten (10) foot in depth to the top of the pipe in all new or existing road rights of way.~~

~~13. Utility and Cable Installation~~

- ~~a. Utility infrastructure shall be mounted on pads at ground level; if within the rights of way, utility infrastructure shall not block sidewalks or visibility at intersections.~~



~~b. For future individual utility service, lines which originate in a public road right of way and extended to any building or structure shall be installed underground.~~

~~e. On side streets with above-ground utility services which intersect a roadway with underground utility lines, the first pole supporting the above-ground service shall be placed on such a side street at least one hundred (100) feet from the center of the roadway with the underground utilities.~~

## 2.0 EXECUTION

### 2.01 ~~2.01~~ RESEARCH REQUIREMENTS

- A. Discuss project concepts outlining proposed features and usage with the City.
- B. Research existing utility and rights-of-way information.
- C. Verify that no restrictions exist that could result in denial of the project concept.

### 2.02 ~~2.02~~ DESIGN ANALYSIS – Reserved

### 2.03 ~~2.03~~ DRAWINGS

- A. Cover Sheet: The cover sheet shall provide general project information, including the project name, property address, legal description, owner and applicant information, design professional, drawing index, vicinity map, north arrow, building code references, and a summary of the proposed development.
- B. Site Plan: The site development plan shall depict the proposed development and existing site conditions and any other information necessary to demonstrate compliance with applicable zoning, subdivision, and development regulations. At a minimum, the plan should include the following:
  - 1) Property boundaries, dimensions, and easements, public and private streets.
  - 2) ~~shall show the~~ Location, height, and area of all existing and proposed buildings labeled with the number of stories, square footage, and label entrances and exits.

3) All setback lines as required by the Zoning Ordinance shall also be shown with a dimension called out on the site plan between the building and the site boundary.

4) Label the zoning of the subject property and all adjacent properties.

5) Lot coverage calculations.

6) Required landscaping and screening buffers.

7) Parking and loading areas, including required and provided parking calculations.

8) Sidewalks and accessible routes.

9) Location of signs, screening walls or fences [indicate height, material, and appurtenances], outside storage areas, and dumpsters with required screening.

10) Any pipelines on the property and within 50 feet of the property; label the required 50-foot setback from the pipeline.

~~4) If the site is located within the Community Overlay District or the Downtown District, a plan note shall be made on the site development plan indicating such; and that the site development will conform to the Zoning Ordinance requirements.~~

11)

12) Site plan expiration note: "Approval of the site plan will expire one year after the approval. Upon expiration of that time, the applicant must resubmit a site plan that conforms to current ordinances. Provided, however, the applicant may request an extension in writing, which may be granted for a period not to exceed a total of six (6) months."

C. Landscaping Plan: The landscape plan shall indicate the types and location of all existing and proposed landscaping. Landscaping shall meet the minimum

requirements as set forth in the Zoning Ordinance. The Qualified Tree List can be found in Appendix D of this Design Criteria manual.

- 1) Label required landscaping and screening buffers.
- 2) Identify locations, size, and type of proposed trees and shrubs.
- 3) Include required landscape calculations and amount of landscaping being provided.

D. Tree Survey: An accurate survey identifying existing trees on the property in accordance with the Zoning Ordinance.

- 1) Identify trees 12 inches or greater in diameter measured 4.5 feet above natural ground level.
- 2) Label each tree as "Protected" or "To be Removed."
- 3) For trees "To Be Removed" mitigation is required; identify placement on landscape plan.
- 4) If no trees 12-inches or greater exist, add a note to the landscape plan.

E. Building Elevation Plan: Elevations shall illustrate the architectural appearance of the structure, including building height, exterior materials, roof design, doors, windows, architectural features, and mechanical equipment screening, where applicable.

- 1) Provide elevations for each side of each proposed building.
- 2) Label overall building height.
- 3) Identify building façade materials.
- 4) Provide colored renderings, if required by the zoning district.

~~B.~~ Photometric Plan: The site development plan shall include layout sheet(s) providing a photometric layout of the site complete with location of proposed lights, information on light heights, and type of light standard proposed and compliant with the Zoning Ordinance.



~~C.F. Drainage Plan:~~ The site development plan shall include an overall drainage layout showing:

- ~~1. Total area (in acres) of site to be drained.~~
- ~~2. Area (in acres) drained to each inlet.~~
- ~~3. Contours or an adequate number of spot elevations to indicate area drained to each inlet.~~
- ~~4. Top elevation and flowline elevation at each inlet.~~
- ~~5. Gradient and size on each private storm sewer.~~
- ~~6. Computations to support pipe sizes and grades shown [minimum private storm size shall be ten (10) inches].~~
- ~~7. Design velocity for storm sewers shall be three (3) feet per second.~~
- ~~8. A TxDOT or a county permit shall be required for drainage affecting a state or county owned/maintained facility. Submit permit with site plan.~~
- ~~9. The drawings shall be prepared and sealed by a Professional Engineer licensed to practice engineering in the State of Texas.~~

1. Total area (in acres) of site to be drained.
2. Area (in acres) drained to each inlet.
3. Contours or an adequate number of spot elevations to indicate area drained to each inlet.
4. Top elevation and flowline elevation at each inlet.
5. Gradient and size on each private storm sewer.
6. Computations to support pipe sizes and grades shown [minimum private storm size shall be ten (10) inches].
7. Design velocity for storm sewers shall be three (3) feet per second.

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0"

Formatted: Left, Indent: Left: 0", First line: 0", Space After: 12 pt

8. A TxDOT or a county permit shall be required for drainage affecting a state or county owned/maintained facility. Submit permit with site plan

9. The drawings shall be prepared and sealed by a Professional Engineer licensed to practice engineering in the State of Texas.

10. The size and location of any required detention facility shall be indicated on the plans, along with the size and location of the outfall structure.

~~D. All site development plans shall be approved by the appropriate drainage entity prior to City approval being granted.~~

~~E.G. Utility Plan: The site utility plan shall show all water service lines, connections, and meters and and sanitary sewer service lines with sizes, grades and alignments leads and connections. and illustrate any proposed ties into the existing public lines.~~

~~H. Grading Plan and Paving Plans: The site development plan shall show all parking areas. Site grading, concrete and/or asphalt details~~

~~F. Storm Water Pollution Prevention Plan (SWPPP): A complete plan demonstrating compliance with the City's storm water ordinance is required. Filter fabric fence shall be installed at the perimeter of the site before construction begins. Once construction commences, at the back of all curbs, a minimum of either filter fabric fence, 5 feet of hydro-mulch or sod, or other Best Management Practices, shall be implemented and maintained.~~

~~I.~~

~~G. The site development plan shall indicate the types and location of all existing and proposed landscaping. Landscaping shall meet the minimum requirements as set forth in the Zoning Ordinance. If no trees exist, a note to that effect shall be placed on the site development plan. The Qualified Tree List can be found in Appendix D of this Design Criteria manual.~~

~~H. The site development plan shall show the location, height, and area of all proposed buildings. All setback lines as required by the Zoning Ordinance shall also be shown with a dimension called out on the site plan between the building and the site boundary.~~

~~I. The land use for all adjacent property shall be shown on the site development plan.~~

Formatted: Indent: Left: 0", First line: 0", Tab stops: -0.75", Left + -0.5", Left

Commented [AH13]: Moved to site plan submittal requirements.

~~I. All parking lot pavements for site development plans shall be engineered to provide for operation by vehicles normally expected to utilize the parking area, and the thickness of paving shall be based upon the soil conditions underlying the parking area. A Professional Engineer licensed to practice engineering in the State of Texas shall certify the design submitted for approval.~~

**Commented [AH14]:** Moved to parking lot guidelines in this section.

~~K. Sidewalks are required as set out in Section III VI of the Subdivision Ordinance and Section 70-64 of the Code of Ordinances. Where sidewalks are required, they shall have a minimum width of four ~~five~~ (4~~5~~) feet, except on TxDOT rights-of-way where the minimum width shall be five ~~six~~ (5~~6~~) feet. The design and installation of such sidewalks shall comply with Texas Accessibility Standards Architectural Barriers requirements and the City of Friendswood Standard Details and Technical Specifications. The location of all proposed and existing sidewalks shall be shown on the site development plan.~~

**Commented [AH15]:** Duplicate of Section VI Street Paving I. Requirements for Curbs and Sidewalks.

~~L. Show location of signs, screening walls or fences [indicate height, material, and appurtenances], and dumpsters (with appropriate screening).~~

**Formatted:** Indent: Left: 0", First line: 0", Tab stops: -0.75", Left + -0.5", Left

~~M.A. If the site is located within the Community Overlay District, a plan note shall be made on the site development plan indicating such, and that the site development will conform to the Zoning Ordinance requirements.~~

**Commented [AH16]:** Moved under Site Plan submittal requirements.

~~N.J. No improvements in or to public rights of way shall be made without prior approval from the City Engineer. This includes planting trees in public rights of way, within residential and non-residential areas, or in any utility or drainage easement. Only Class 2 and Class 3 trees listed in Appendix D of this Design Criteria Manual may be planted in public rights of way if such planting is approved by the City Engineer. No trees of any class may be planted in utility or drainage easements.~~

**Commented [AH17]:** Multiple requirements that are already addressed elsewhere, except for the very last sentence which can be added to the Easements section of the Subdivision Ord. and/or Zoning Ordinance.

Planting trees in a ROW requires a license agreement approved by Council.



## APPENDIX C

### Parking Group Table

| Parking Use Category                                                  | Parking Spaces*                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accommodation</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Accommodations:</i>                                                | 1.25 spaces per sleeping room or unit, plus the following meeting per banquet space:<br><ul style="list-style-type: none"> <li>- less than 10 sq. ft. per sleeping room = none;</li> <li>- 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA;</li> <li>- 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.</li> </ul>                                                        |
| <i>Accommodations with food:</i>                                      | 1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space:<br><ul style="list-style-type: none"> <li>- less than 10 sq. ft. per sleeping room = none;</li> <li>- 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA;</li> <li>- 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.</li> </ul> |
| <b>Adult Establishment</b>                                            | 1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.                                                                                                                                                                                                                                                                                                                                                 |
| <b>Agricultural, Forestry, Fishing, and Hunting Uses</b>              | 2 per site plus 1 per 1,000 sq. ft. enclosed floor area.                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Amusement and Recreation Industries</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Arcade:</i>                                                        | 1 space per 200 sq. ft. GFA.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Driving/Archery/Shooting Range:</i>                                | 1 space per 200 sq. ft. GFA of indoor facilities plus 1 space per tee or target.                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Fairground, Exhibition, Carnival:</i>                              | 1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Fitness and Recreational Sports:</i>                               | 7 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Golf Course:</i>                                                   | 1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Miniature Golf:</i>                                                | 1 space per 200 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Rodeo, Circus, Auto/Motorcycle Racing:</i>                         | 1 space per 3 spectator seats.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Skateboarding, Water Slide:</i>                                    | 1 space per 200 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.                                                                                                                                                                                                                                                                                                                                        |
| <i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i> | 1 space per 100 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.                                                                                                                                                                                                                                                                             |
| <i>Tennis Courts and Other Sports Courts:</i>                         | 2 spaces per court.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Arts, Entertainment, and Recreations</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Arena:</i>                                                         | - .33 spaces per seat.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Baseball Stadium:</i>                                              | - .35 spaces per seat.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Football Stadium:</i>                                              | - .31 spaces per seat.                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Parking Use Category                                                                                                                  | Parking Spaces*                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Arts, Entertainment, and Recreations (cont.):</b>                                                                                  |                                                                                                                                                                                                                                                                             |
| <i>Theater (live performances):</i>                                                                                                   | - .40 spaces per seat.                                                                                                                                                                                                                                                      |
| <i>All Other Public Assembly:</i>                                                                                                     | - .25 spaces per person in permitted capacity.                                                                                                                                                                                                                              |
| <i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i> | - up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus<br>- 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus<br>- 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus<br>- 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA. |
| <b>Automotive Repair</b>                                                                                                              | 3 spaces per service bay (service bays not included as parking).                                                                                                                                                                                                            |
| <b>Broadcast and Telecommunication</b>                                                                                                | 1 space for each 300 sq. ft. GFA.                                                                                                                                                                                                                                           |
| <b>Car Wash</b>                                                                                                                       | 2 per wash bay plus 3 stacking spaces per bay.                                                                                                                                                                                                                              |
| <b>Civic, Social, and Fraternal Associations:</b>                                                                                     | 1 space for each 300 sq. ft. GFA.                                                                                                                                                                                                                                           |
| <b>Educational Services (based on maximum design capacity)</b>                                                                        |                                                                                                                                                                                                                                                                             |
| <i>Daycare Center or Pre-Elementary:</i>                                                                                              | .3 spaces per person licensed capacity enrollment.                                                                                                                                                                                                                          |
| <i>Elementary, Middle Schools:</i>                                                                                                    | Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.                                                                                                                                                                                                   |
| <i>Secondary Schools:</i>                                                                                                             | Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.                                                                                                                                                                                                    |
| <i>College or University:</i>                                                                                                         | To be established based on a study of parking needs prepared specifically for the subject institution.                                                                                                                                                                      |
| <i>Other Classroom based:</i>                                                                                                         | 6 spaces per 1,000 sq. ft. GFA;                                                                                                                                                                                                                                             |
| <i>Other Not Classroom based:</i>                                                                                                     | 10 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                            |
| <b>Finance and Insurance</b>                                                                                                          |                                                                                                                                                                                                                                                                             |
| <i>General Business Offices:</i>                                                                                                      | - up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus<br>- 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus<br>- 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.                                                                    |
| <i>Consumer Service Offices:</i>                                                                                                      | 4.6 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                           |
| <i>Data Processing, Telemarketing, Operations:</i>                                                                                    | 6 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                             |
| <b>Food Service</b>                                                                                                                   |                                                                                                                                                                                                                                                                             |
| <i>Restaurant:</i>                                                                                                                    | 10 spaces per 1,000 sq. ft. GFA;                                                                                                                                                                                                                                            |
| <i>Restaurant bar area:</i>                                                                                                           | 15 spaces per 1,000 sq. ft. GFA;                                                                                                                                                                                                                                            |
| <i>Fast Food:</i>                                                                                                                     | 8 spaces per 1,000 sq. ft. GFA;                                                                                                                                                                                                                                             |
| <i>Take Out and Delivery Only:</i>                                                                                                    | 3 spaces per 1,000 sq. ft. GFA;                                                                                                                                                                                                                                             |
| <i>Night Clubs:</i>                                                                                                                   | 15 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                            |
| <b>Gas Station</b>                                                                                                                    | 1 space for each side of a gasoline pump unit.                                                                                                                                                                                                                              |
| <b>Health Care and Social Assistance</b>                                                                                              |                                                                                                                                                                                                                                                                             |
| <i>Medical Offices (not on hospital campus):</i>                                                                                      | 4.5 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                           |
| <i>Medical Offices (on hospital campus):</i>                                                                                          | 4 spaces per 1,000 sq. ft. GFA.                                                                                                                                                                                                                                             |

| Parking Use Category                                                                                                              | Parking Spaces*                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hospitals, Nursing, and Residential Care Facilities</b>                                                                        |                                                                                                                                                                                                                                                                        |
| <i>Hospital/Medical Center:</i>                                                                                                   | To be established based on a study of parking needs prepared specifically for the subject institution.                                                                                                                                                                 |
| <i>Elderly Housing:</i>                                                                                                           | 1 space per dwelling unit.                                                                                                                                                                                                                                             |
| <i>Congregate Care/Assisted Living:</i>                                                                                           | .35 spaces per dwelling unit.                                                                                                                                                                                                                                          |
| <i>Group, Convalescent, and Nursing Home:</i>                                                                                     | .5 spaces per bed.                                                                                                                                                                                                                                                     |
| <b>Information Services</b>                                                                                                       | 3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.                                                                                                                                                                                       |
| <i>Cinemas:</i>                                                                                                                   | <ul style="list-style-type: none"> <li>- Single screen ..... 0.50 spaces per seat</li> <li>- 2 to 5 screens .....0.33 spaces per seat</li> <li>- 5 to 10 screens.....0.30 spaces per seat</li> <li>- Over 10 screens.....0.27 spaces per seat</li> </ul>               |
| <b>Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing</b>                                            | 3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.                                                                                                                                                                                       |
| <i>Industrial/Manufacturing:</i>                                                                                                  | 1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.                                                                                                                                      |
| <b>Mobile Home</b>                                                                                                                | 2.5 spaces per trailer unit.                                                                                                                                                                                                                                           |
| <b>Non-Store Retailers</b>                                                                                                        | 1 space for each 2,000 sq. ft. GFA.                                                                                                                                                                                                                                    |
| <b>Other Services</b>                                                                                                             | 1 space for each 250 sq. ft. GFA.                                                                                                                                                                                                                                      |
| <b>Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services</b> |                                                                                                                                                                                                                                                                        |
| <i>General Business Offices:</i>                                                                                                  | <ul style="list-style-type: none"> <li>- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus</li> <li>- 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus</li> <li>- 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.</li> </ul> |
| <b>Public Administration</b>                                                                                                      | 1 space for each 300 sq. ft. GFA.                                                                                                                                                                                                                                      |
| <b>Real Estate, Rental, and Leasing</b>                                                                                           | 1 space for each 300 sq. ft. GFA.                                                                                                                                                                                                                                      |
| <b>Religious Organizations</b>                                                                                                    | .4 spaces per seat.                                                                                                                                                                                                                                                    |
| <b>Residential Uses</b>                                                                                                           |                                                                                                                                                                                                                                                                        |
| <i>Single Family Dwellings</i>                                                                                                    | <ul style="list-style-type: none"> <li>- less than 3,000 sq. ft. = 2 spaces per dwelling unit;</li> <li>- more than 3,000 sq. ft. = 3 spaces per dwelling unit</li> </ul>                                                                                              |
| <i>Multi-Family Dwellings Rental:</i>                                                                                             | <ul style="list-style-type: none"> <li>- 1 space per dwelling unit for efficiency units;</li> <li>- 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.</li> </ul>                             |
| <i>Multi-Family Dwellings Owned:</i>                                                                                              | <ul style="list-style-type: none"> <li>- 1.0 spaces per dwelling unit for efficiency units;</li> <li>- 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.</li> </ul>                     |
| <i>Rental in University District</i>                                                                                              | 1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.                                                                                                                                                              |



| Parking Use Category                                                         | Parking Spaces*                                                                                                    |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Retail Trade</b>                                                          | 4 spaces per 1,000 sq. ft. GFA.                                                                                    |
| <b>Shopping Centers</b>                                                      | - 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.;<br>- 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft. |
| <b>Transit and Ground Passenger Transportation; Scenic &amp; Sightseeing</b> | 1 space per 100 sq. ft. GFA.                                                                                       |
| <b>Truck Transportation; Warehousing &amp; Storage</b>                       | 1 space for each 1,000 sq. ft. non-office floor area, plus 1 space for each 300 sq. ft. office area.               |
| <b>Vehicle Dealers</b>                                                       | 1 space for each 5,000 sq. ft. of lot area.                                                                        |
| <b>Wholesale Trade</b>                                                       | 1 space per 2,000 sq. ft. gross floor storage per sales area.                                                      |

*\*Staff may approve a 5% deviation from the recommended parking requirements, unless an alternative plan is approved by the Planning and Zoning Commission.*

## APPENDIX D

### Qualified Tree List

| <u>Common name</u>    | <u>Botanical name</u>       | <u>Class</u> | <u>N/I</u> | <u>Site</u> | <u>Light</u> | <u>Size</u> | <u>Foliage</u> |
|-----------------------|-----------------------------|--------------|------------|-------------|--------------|-------------|----------------|
| Bald Cypress          | Taxodium distichum          | 1            | N          | 2, 3        | 2            | 1           | D              |
| Bur Oak               | Quercus macrocarpa          | 1            | N          | 2           | 1            | 1           | D              |
| Cedar Elm             | Ulmus crassifolia           | 1            | N          | 2           | 1            | 2           | D              |
| Drummond Red Maple    | Acer rubrum var. drummondii | 1            | N          | 2           | 1            | 2           | D              |
| Eastern Redbud        | Cercis canadensis           | 1            | N          | 2           | 2            | 2           | D              |
| Live Oak              | Quercus virginiana          | 1            | N          | 2           | 1            | 1           | SE             |
| Overcup Oak           | Quercus lyrata              | 1            | N          | 2, 3        | 1            | 1           | D              |
| Pecan                 | Carya illinoensis           | 1            | N          | 2           | 1            | 1           | D              |
| Possumhaw Holly       | Ilex decidua                | 1            | N          | 2           | 1, 2         | 3           | D              |
| Shumard Red Oak       | Quercus shumardii           | 1            | N          | 2           | 1            | 1           | D              |
| Southern Magnolia     | Magnolia grandiflora        | 1            | N          | 2           | 1            | 1           | E              |
| Swamp Chestnut Oak    | Quercus michauxii           | 1            | N          | 2, 3        | 1            | 1           | D              |
| Sweet-Bay Magnolia    | Magnolia virginiana         | 1            | N          | 2           | 2            | 2           | E              |
| Wax Myrtle            | Myrica cerifera             | 1            | N          | 2, 3        | 1            | 3           | E              |
| American Elm          | Ulmus americana             | 2            | N          | 2           | 1            | 1           | D              |
| American Sycamore     | Platanus occidentalis       | 2            | N          | 2           | 1            | 1           | D              |
| Anacua/Sandpaper Tree | Ehretia anacua              | 2            | N          | 2           | 1            | 2           | E              |
| Arrow-wood Viburnum   | Viburnum dentatum           | 2            | N          | 2           | 2            | 3           | D              |
| Black Hickory         | Carya texana                | 2            | N          | 2           | 1, 2         | 2           | D              |
| Black Walnut          | Juglans nigra               | 2            | N          | 2           | 1, 2         | 1           | D              |
| Blackgum              | Nyssa sylvatica             | 2            | N          | 2, 3        | 1, 2         | 3           | D              |
| Callery Pear/Braford  | Pyrus calleryana            | 2            | I          | 2           | 1            | 3           | D              |
| Carolina buckthorn    | Rhamnus caroliniana         | 2            | N          | 2           | 1, 2         | 3           | D              |
| Chalk Maple           | Acer leucoderme             | 2            | N          | 2           | 2            | 2           | D              |
| Cherry Laurel         | Prunus caroliniana          | 2            | N          | 2           | 2            | 2           | E              |
| Chinese Elm           | Ulmus parvifolia            | 2            | I          | 2           | 1            | 2           | D              |
| Chinquapin Oak        | Quercus muhlenbergii        | 2            | N          | 2           | 1            | 1           | D              |
| Common Crapemyrtle    | Lagerstroemia indica        | 2            | I          | 2           | 1            | 3           | D              |
| Common Fig            | Ficus carica                | 2            | I          | 2           | 1            | 3           | D              |
| Common Persimmon      | Diospyros virginiana        | 2            | N          | 2           | 1            | 2           | D              |
| Eastern Red Cedar     | Juniperus virginiana        | 2            | N          | 2           | 1, 2         | 2           | E              |
| Eve's Necklace        | Sophora affinis             | 2            | N          | 1           | 1            | 3           | D              |
| Green Ash             | Fraxinus pennsylvanica      | 2            | N          | 2, 3        | 1, 2         | 1           | D              |
| Huisache              | Acacia farnesiana           | 2            | N          | 1           | 1            | 3           | D              |
| Loblolly Pine         | Pinus taeda                 | 2            | N          | 2           | 1            | 1           | E              |
| Mexican Plum          | Prunus mexicana             | 2            | N          | 1           | 1            | 3           | D              |
| Nuttall Oak           | Quercus nuttallii           | 2            | N          | 2, 3        | 1            | 1           | D              |
| Ornamental Holly      | Ilex spp.                   | 2            | I          | 2           | 1, 2         | 3           | E              |
| Paloverde             | Parkinsonia aculeata        | 2            | N          | 1           | 1            | 2           | D              |

| <u>Common name</u>        | <u>Botanical name</u>       | <u>Class</u> | <u>N/I</u> | <u>Site</u> | <u>Light</u> | <u>Size</u> | <u>Foliage</u> |
|---------------------------|-----------------------------|--------------|------------|-------------|--------------|-------------|----------------|
| Parsley Hawthorn          | Crataegus marshallii        | 2            | N          | 2           | 2            | 3           | D              |
| Post Oak                  | Quercus stellata            | 2            | N          | 2           | 2            | 1           | D              |
| Red Bay                   | Persea borbonia             | 2            | N          | 2           | 2            | 2           | E              |
| River Birch               | Betula nigra                | 2            | N          | 2, 3        | 2            | 2           | D              |
| Rough-leaf Dogwood        | Cornus drummondii           | 2            | N          | 1, 2        | 3            | 3           | D              |
| Rusty Blackhaw Viburnum   | Viburnum rufidulum          | 2            | N          | 2           | 2            | 3           | D              |
| Sassafras                 | Sassafras albidum           | 2            | N          | 2           | 2            | 2           | D              |
| Scarlet (Red) Buckeye     | Aesculus pavia              | 2            | N          | 2           | 2            | 3           | D              |
| Shagbark Hickory          | Carya ovata                 | 2            | N          | 2           | 1            | 1           | D              |
| Slash Pine                | Pinus elliottii             | 2            | I          | 2           | 1            | 1           | E              |
| Snowbell                  | Styrax americana            | 2            | N          | 2           | 1, 2         | 3           | D              |
| Southern Red Oak          | Quercus falcata var. pagoda | 2            | N          | 2           | 1            | 1           | D              |
| Sweetgum                  | Liquidambar styraciflua     | 2            | N          | 2           | 1            | 1           | D              |
| Texas Mountain-Laurel     | Sophora secundiflora        | 2            | N          | 1           | 1            | 3           | E              |
| Texas Persimmon           | Diospyros virginiana(male)  | 2            | N          | 1           | 1            | 3           | D              |
| Texas Pistache            | Pistacia texana             | 2            | N          | 1           | 1            | 3           | D              |
| Texas Redbud              | Cercis canadensis texensis  | 2            | N          | 1, 2        | 2            | 3           | D              |
| Water Hickory             | Carya aquatica              | 2            | N          | 2, 3        | 1            | 2           | D              |
| Water Oak                 | Quercus nigra               | 2            | N          | 2, 3        | 1            | 1           | D              |
| Western Soapberry         | Sapindus drummondii         | 2            | N          | 2           | 1            | 2           | D              |
| White Ash                 | Fraxinus americana          | 2            | N          | 2           | 1            | 1           | D              |
| White Oak                 | Quercus alba                | 2            | N          | 2           | 1            | 1           | D              |
| Willow Oak                | Quercus phellos             | 2            | N          | 2, 3        | 1            | 1           | D              |
| Winged Elm                | Ulmus alata                 | 2            | N          | 2           | 1            | 2           | D              |
| Woollybucket Bumelia      | Bumelia lanuginosa          | 2            | N          | 2           | 2            | 2           | D              |
| Wright Acacia             | Acacia wrightii             | 2            | N          | 1           | 1            | 3           | D              |
| Yaupon Holly              | Ilex vomitoria              | 2            | N          | 2           | 1, 2         | 3           | E              |
| American Elderberry       | Sambucus canadensis         | 3            | N          | 2           | 2            | 3           | D              |
| American Holly            | Ilex opaca                  | 3            | N          | 2           | 2            | 2           | E              |
| American Hornbeam         | Carpinus caroliniana        | 3            | N          | 2           | 2            | 2           | D              |
| Black Locust              | Robinia pseudoacacia        | 3            | N          | 2, 3        | 1            | 2           | D              |
| Black Willow              | Salix nigra                 | 3            | N          | 3           | 1            | 2           | D              |
| Box-Elder Maple           | Acer negundo                | 3            | N          | 2           | 2            | 2           | D              |
| Camphor-Tree              | Cinnamomum camphora         | 3            | I          | 2           | 1            | 2           | E              |
| Catalpa                   | Catalpa bignonioides        | 3            | N          | 2           | 1            | 2           | D              |
| Common Pear               | Pyrus communis              | 3            | N          | 2           | 1            | 2           | D              |
| Eastern Cottonwood        | Populus deltoides (male)    | 3            | N          | 2           | 1            | 1           | D              |
| Flowering Crabapple       | Malus spp.                  | 3            | I          | 2           | 1            | 3           | D              |
| Hercules-Club Prickly-Ash | Zanthoxylum clava-herculis  | 3            | N          | 1           | 1            | 3           | D              |
| Honey-Locust              | Gleditsia triacanthos       | 3            | N          | 2, 3        | 1            | 2           | D              |
| Japanese Yew              | Podocarpus macrophyllus     | 3            | I          | 2           | 1            | 2           | E              |
| Japanese Maple            | Acer palmatum               | 3            | I          | 2           | 2            | 3           | D              |
| Loquat                    | Eriobotrya japonica         | 3            | I          | 2           | 2            | 3           | E              |
| Mesquite                  | Prosopis glandulosa         | 3            | N          | 1           | 1            | 2           | D              |



| <u>Common name</u>  | <u>Botanical name</u>   | <u>Class</u> | <u>N/I</u> | <u>Site</u> | <u>Light</u> | <u>Size</u> | <u>Foliage</u> |
|---------------------|-------------------------|--------------|------------|-------------|--------------|-------------|----------------|
| Mexican Buckeye     | Ungnadia speciosa       | 3            | N          | 1           | 1            | 3           | D              |
| Red Mulberry        | Morus rubra             | 3            | N          | 2           | 1            | 2           | D              |
| Sugar Hackberry     | Celtis laevigata        | 3            | N          | 2           | 1, 2         | 2           | D              |
| Vitex               | Vitex agnus-castus      | 3            | I          | 1           | 1            | 3           | D              |
| Water Tupelo        | Nyssa aquatica          | 3            | N          | 3           | 2            | 1           | D              |
| Weeping Willow      | Salix babylonica        | 3            | I          | 3           | 1            | 2           | D              |
| Arborvitae          | Thuja spp.              | 4            | I          |             |              |             |                |
| Arizona Ash         | Fraxinus velutina       | 4            | I          |             |              |             |                |
| Berlandier Ash      | Fraxinus berlandieriana | 4            | I          |             |              |             |                |
| Chinaberry          | Melia azedarach         | 4            | I          |             |              |             |                |
| Chinese Pistache    | Pistacia chinensis      | 4            | I          | 2           | 1            | 2           | D              |
| Chinese Tallow      | Sapium sebiferum        | 4            | I          |             |              |             |                |
| Eucalyptus          | Eucalyptus spp.         | 4            | I          | 1, 2        | 1            | 3           | E              |
| Golden-Raintree     | Koelreuteria paniculata | 4            | I          | 2           | 1            | 2           | D              |
| Japanese Black Pine | Pinus thunbergi         | 4            | I          | 2           | 1            | 2           | E              |
| Mimosa(Silktree)    | Albizia julibrissin     | 4            | I          |             |              |             |                |
| Mulberry            | Morus alba              | 4            | I          | 2           | 1            | 2           | D              |
| Siberian Elm        | Ulmus pumila            | 4            | I          |             |              |             |                |
| Silver Maple        | Acer saccharinum        | 4            | I          |             |              |             |                |
| Tulip-Tree          | Liriodendron tulipifera | 4            | I          | 2           | 1            | 1           | D              |

Trees are divided into four classes. Class 1 and 2 trees are considered the most valuable in enhancing the environment and are the most likely to prosper in the Friendswood area. Therefore, only Class 1 and 2 trees shall be approved as new plantings for a) city parks and property, and parking lots and; b) for streets or other public right-of-ways, respectively, unless otherwise approved by the City Engineer on the advice of an Urban Forester. Species that are classified as shade trees will reach a height and size that will conflict with overhead powerlines, permanent structures, or the canopy will exceed the limits of a confined space. Species that are classified as small trees will not provide the protection or aesthetic impact of a large shade tree, yet they are suitable for planting beneath powerlines and are good alternatives for areas of limited space.

**Class 1:** For the most part this class is for trees that are native, will do relatively well in the Friendswood area, have few diseases or pest problems, are easy to find in local nurseries, and with few exceptions (redbud, possumhaw, and waxmyrtle) are larger in size.

**Class 2:** This class is for trees that are mostly native, will still do well in the Friendswood area, have little disease or pest problems, sometimes not quite as easy to find in nurseries, are more varied in size, and in many cases are more suitable for wildlife. These trees tend to have larger and messier fruit and/or are thornier than trees in Class 1. Some of these trees are also more prone to some decay at maturity and might not do as well in urbanized areas.

**Class 3:** This class starts to pick up more introduced species, the trees might or might not do as well in the Friendswood area, require a little more maintenance and care, the natives might be harder to find in a nursery while the introduced species may be more readily

available and in some cases these trees are more prone to decay, disease and pest problems.

**Class 4:** this class is exclusively introduced species. They may or may not do well in Friendswood. If they do grow well they have the potential to become invasive species and cause problems for local ecosystems and are more prone to decay, disease and pest problems. **NOT RECOMMENDED FOR PLANTINGS.**

**Classifications:**

- N – Native
- I – Introduced

**Site:**

- 1 – Xerophytic (requires little water)
- 2 – Mesic (requires moderate water with good drainage)
- 3 – Aquatic (tolerates poor drainage once established 3 years)

**Light:**

- 1 – Full Sun (requires a minimum of 6 hours of direct sunlight)
- 2 – Partial Sun (requires a minimum of 3 to 6 hours of direct sunlight)
- 3 – Shade (requires less than 3 hours of direct sunlight)

NOTE: Lower rating number on this scale is the minimum, but can use the next higher rating (i.e. a rating of 2 can also use the rating of 1, a rating of 3, can also use the ratings of 1 and 2)

**Size:**

- 1 – 60 feet and greater ultimate height (large shade tree)
- 2 – 30 to 60 feet in ultimate height (medium tree)
- 3 – 30 feet and less in ultimate height (small tree)

**Foliage:**

- D – Deciduous (sheds leaves annually) If placed on the south and west walls will reduce indoor temperatures in summer by shading the roof and walls. In winter, these trees allow sunlight through to help heat the building.
- E – Evergreen (having green leaves/needles throughout the year) can create a wind break if placed on the northwest side of a building.
- SE – Semi evergreen

For example, the code for Live Oak is 1/N/2/1/1, which indicates that the Live Oak is a Class 1 species that is native to Texas, requires moderate water with good drainage, demands or tolerates full sun, and will exceed 60 feet in ultimate height. As a shade tree, the Live Oak will provide protection and has aesthetic impact but the tree is not suitable for planting beneath powerlines or within confined spaces, or in streets or other public rights-of-way.

## APPENDIX D

### Qualified Tree List

Trees are divided into four classes. Class 1 and 2 trees are considered the most valuable in enhancing the environment and are the most likely to prosper in the Friendswood area. Therefore, only Class 1 and 2 trees shall be approved as new plantings for a) city parks and property and parking lots and b) for streets or other public rights-of-way, respectively, unless otherwise approved by the City Engineer on the advice of an Urban Forester. Species that are reclassified as shade trees will reach a height and size that will conflict with overhead powerlines, permanent structures, or the canopy will exceed the limits of a confined space. Species that are classified as small trees will not provide the protection or aesthetic impact of a large shade tree, yet they are suitable for planting beneath powerlines and are good alternatives for areas of limited space.

**Class 1: For the most part this class is for trees that are native, will do relatively well in the Friendswood area, have few diseases or pest problems, are easy to find in local nurseries, and with few exceptions (redbud, possumhaw, and waxmyrtle) are larger in size.**

| Common Name        | Botanical Name              | Class | N/I | Site | Light | Size | Foliage | Shade |
|--------------------|-----------------------------|-------|-----|------|-------|------|---------|-------|
| Bald Cypress       | Taxodium distichum          | 1     | N   | 2,3  | 2     | 1    | D       | 1     |
| Bur Oak            | Quercus macrocarpa          | 1     | N   | 2    | 1     | 1    | D       | 1     |
| Cedar Elm          | Ulmus crassifolia           | 1     | N   | 2    | 1     | 2    | D       | 1     |
| Drummond Red Maple | Acer rubrum var. drummondii | 1     | N   | 2    | 1     | 2    | D       | 1     |
| Eastern Redbud     | Cercis canadensis           | 1     | N   | 2    | 2     | 2    | D       | 2     |
| Live Oak           | Quercus virginiana          | 1     | N   | 2    | 1     | 1    | SE      | 1     |
| Overcup Oak        | Quercus lyrata              | 1     | N   | 2,3  | 1     | 1    | D       | 1     |
| Pecan              | Carya illinoensis           | 1     | N   | 2    | 1     | 1    | D       | 1     |
| Possumhaw Holly    | Ilex decidua                | 1     | N   | 2    | 1,2   | 3    | D       | 3     |
| Shumard Red Oak    | Quercus shumardii           | 1     | N   | 2    | 1     | 1    | D       | 1     |
| Southern Magnolia  | Magnolia grandiflora        | 1     | N   | 2    | 1     | 1    | E       | 1     |
| Swamp Chestnut Oak | Quercus michauxii           | 1     | N   | 2,3  | 1     | 1    | D       | 1     |
| Sweet-Bay Magnolia | Magnolia virginiana         | 1     | N   | 2    | 2     | 2    | E       | 2     |
| Wax Myrtle         | Myrica cerifera             | 1     | N   | 2,3  | 1     | 3    | E       | 3     |

**Class 2: This class is for trees that are mostly native, will still do well in the Friendswood area, have little disease or pest problems, sometimes not quite as easy to find in nurseries, are more varied in size, and in many cases are more suitable for wildlife. These trees tend to have larger and messier fruit and/or are thornier than trees in Class 1. Some of these trees are also more prone to some decay at maturity and might not do as well in urbanized areas.**

| Common Name           | Botanical Name        | Class | N/I | Site | Light | Size | Foliage | Shade |
|-----------------------|-----------------------|-------|-----|------|-------|------|---------|-------|
| American Elm          | Ulmus americana       | 2     | N   | 2    | 1     | 1    | D       | 1     |
| American Sycamore     | Platanus occidentalis | 2     | N   | 2    | 1     | 1    | D       | 1     |
| Anacua/Sandpaper Tree | Ehretia anacua        | 2     | N   | 2    | 1     | 2    | E       | 2     |
| Arrow-wood Viburnum   | Viburnum dentatum     | 2     | N   | 2    | 2     | 3    | D       | 3     |
| Black Hickory         | Carya texana          | 2     | N   | 2    | 1,2   | 2    | D       | 2     |
| Black Walnut          | Juglans nigra         | 2     | N   | 2    | 1,2   | 1    | D       | 1     |
| Blackgum              | Nyssa sylvatica       | 2     | N   | 2,3  | 1,2   | 3    | D       | 2     |
| Callery Pear/Braford  | Pyrus calleryana      | 2     | I   | 2    | 1     | 3    | D       | 3     |
| Carolina buckthorn    | Rhamnus caroliniana   | 2     | N   | 2    | 1,2   | 3    | D       | 3     |
| Chalk Maple           | Acer leucoderme       | 2     | N   | 2    | 2     | 2    | D       | 2     |



**APPENDIX D**  
**Qualified Tree List**

|                         |                             |   |   |     |     |   |   |   |
|-------------------------|-----------------------------|---|---|-----|-----|---|---|---|
| Cherry Laurel           | Prunus caroliniana          | 2 | N | 2   | 2   | 2 | E | 2 |
| Chinese Elm             | Ulmus parvifolia            | 2 | I | 2   | 1   | 2 | D | 2 |
| Chinquapin Oak          | Quercus muhlenbergii        | 2 | N | 2   | 1   | 1 | D | 1 |
| Common Crapemyrtle      | Lagerstroemia indica        | 2 | I | 2   | 1   | 3 | D | 3 |
| Common Fig              | Ficus carica                | 2 | I | 2   | 1   | 3 | D | 3 |
| Common Persimmon        | Diospyros virginiana        | 2 | N | 2   | 1   | 2 | D | 2 |
| Eastern Red Cedar       | Juniperus virginiana        | 2 | N | 2   | 1,2 | 2 | E | 2 |
| Eve's Necklace          | Sophora affinis             | 2 | N | 1   | 1   | 3 | D | 3 |
| Green Ash               | Fraxinus pennsylvanica      | 2 | N | 2,3 | 1,2 | 1 | D | 1 |
| Huisache                | Acacia farnesiana           | 2 | N | 1   | 1   | 3 | D | 3 |
| Loblolly Pine           | Pinus taeda                 | 2 | N | 2   | 1   | 1 | E | 1 |
| Mexican Plum            | Prunus mexicana             | 2 | N | 1   | 1   | 3 | D | 3 |
| Nuttall Oak             | Quercus nuttallii           | 2 | N | 2,3 | 1   | 1 | D | 1 |
| Ornamental Holly        | Ilex spp.                   | 2 | I | 2   | 1,2 | 3 | E | 3 |
| Paloverde               | Parkinsonia aculeata        | 2 | N | 1   | 1   | 2 | D | 3 |
| Parsley Hawthorn        | Crataegus marshallii        | 2 | N | 2   | 2   | 3 | D | 3 |
| Post Oak                | Quercus stellata            | 2 | N | 2   | 2   | 1 | D | 2 |
| Red Bay                 | Persea borbonia             | 2 | N | 2   | 2   | 2 | E | 2 |
| River Birch             | Betula nigra                | 2 | N | 2,3 | 2   | 2 | D | 2 |
| Rough-leaf Dogwood      | Cornus drummondii           | 2 | N | 1,2 | 3   | 3 | D | 3 |
| Rusty Blackhaw Viburnum | Viburnum rufidulum          | 2 | N | 2   | 2   | 3 | D | 3 |
| Sassafras               | Sassafras albidum           | 2 | N | 2   | 2   | 2 | D | 2 |
| Scarlet (Red) Buckeye   | Aesculus pavia              | 2 | N | 2   | 2   | 3 | D | 3 |
| Shagbark Hickory        | Carya ovata                 | 2 | N | 2   | 1   | 1 | D | 1 |
| Slash Pine              | Pinus elliottii             | 2 | I | 2   | 1   | 1 | E | 1 |
| Snowbell                | Styrax americana            | 2 | N | 2   | 1,2 | 3 | D | 3 |
| Southern Red Oak        | Quercus falcata var. pagoda | 2 | N | 2   | 1   | 1 | D | 1 |
| Sweetgum                | Liquidambar styraciflua     | 2 | N | 2   | 1   | 1 | D | 1 |
| Texas Mountain-Laurel   | Sophora secundiflora        | 2 | N | 1   | 1   | 3 | E | 3 |
| Texas Persimmon         | Diospyros virginiana (male) | 2 | N | 1   | 1   | 3 | D | 3 |
| Texas Pistache          | Pistacia texana             | 2 | N | 1   | 1   | 3 | D | 3 |
| Texas Redbud            | Cercis canadensis texensis  | 2 | N | 1,2 | 2   | 3 | D | 3 |
| Water Hickory           | Carya aquatica              | 2 | N | 2,3 | 1   | 2 | D | 2 |
| Water Oak               | Quercus nigra               | 2 | N | 2,3 | 1   | 1 | D | 1 |
| Western Soapberry       | Sapindus drummondii         | 2 | N | 2   | 1   | 2 | D | 2 |
| White Ash               | Fraxinus americana          | 2 | N | 2   | 1   | 1 | D | 1 |
| White Oak               | Quercus alba                | 2 | N | 2   | 1   | 1 | D | 1 |
| Willow Oak              | Quercus phellos             | 2 | N | 2,3 | 1   | 1 | D | 1 |
| Winged Elm              | Ulmus alata                 | 2 | N | 2   | 1   | 2 | D | 2 |
| Woollybucket Bumelia    | Bumelia lanuginosa          | 2 | N | 2   | 2   | 2 | D | 2 |
| Wright Acacia           | Acacia wrightii             | 2 | N | 1   | 1   | 3 | D | 3 |
| Yapoon Holly            | Ilex vomitoria              | 2 | N | 2   | 1,2 | 3 | E | 3 |

## APPENDIX D

### Qualified Tree List

**Class 3: This class starts to pick up more introduced species, the trees might or might not do as well in the Friendswood area, required a little more maintenance and care, the natives might be harder to find in a nursery while the introduced species may be more readily available and in some cases these trees are more prone to decay, disease and pest problems.**

| Common Name               | Botanical Name             | Class | N/I | Site | Light | Size | Foliage | Shade |
|---------------------------|----------------------------|-------|-----|------|-------|------|---------|-------|
| American Elderberry       | Sambucus canadensis        | 3     | N   | 2    | 2     | 3    | D       | 3     |
| American Holly            | Ilex opaca                 | 3     | N   | 2    | 2     | 3    | D       | 3     |
| American Hombean          | Carpinus caroliniana       | 3     | N   | 2    | 2     | 2    | D       | 3     |
| Black Locust              | Robinia pseudoacacia       | 3     | N   | 2,3  | 1     | 2    | D       | 2     |
| Black Willow              | Salix nigra                | 3     | N   | 3    | 1     | 2    | D       | 2     |
| Box-Elder Maple           | Acer negundo               | 3     | N   | 2    | 2     | 2    | D       | 2     |
| Camphor-Tree              | Cinnamomum camphora        | 3     | I   | 2    | 1     | 2    | E       | 2     |
| Catalpa                   | Catalpa bignonioides       | 3     | N   | 2    | 1     | 2    | D       | 2     |
| Common Pear               | Pyrus communis             | 3     | N   | 2    | 1     | 2    | D       | 2     |
| Eastern Cottonwood        | Populus deltoides (male)   | 3     | N   | 2    | 1     | 1    | D       | 1     |
| Flowering Crabapple       | Malus spp.                 | 3     | I   | 2    | 1     | 3    | D       | 3     |
| Hercules-Club Prickly-Ash | Zanthoxylum clava-herculis | 3     | N   | 1    | 1     | 3    | D       | 3     |
| Honey-Locust              | Gleditsia triacanthos      | 3     | N   | 2,3  | 1     | 2    | D       | 2     |
| Japanese Yew              | Podocarpus macrophyllus    | 3     | I   | 2    | 1     | 2    | E       | 2     |
| Japanese Maple            | Acer palmatum              | 3     | I   | 2    | 2     | 3    | D       | 3     |
| Loquat                    | Eriobotrya japonica        | 3     | I   | 2    | 2     | 3    | E       | 3     |
| Mesquite                  | Prosopis glandulosa        | 3     | N   | 1    | 1     | 2    | D       | 2     |
| Mexican Buckeye           | Ungnadia speciosa          | 3     | N   | 1    | 1     | 3    | D       | 3     |
| Red Mulberry              | Morus rubra                | 3     | N   | 2    | 1     | 2    | D       | 2     |
| Sugar Hackberry           | Celtis laevigata           | 3     | N   | 2    | 1,2   | 2    | D       | 2     |
| Vitex                     | Vitex agnus-castus         | 3     | I   | 1    | 1     | 3    | D       | 3     |
| Water Tupelo              | Nyssa aquatica             | 3     | N   | 3    | 2     | 1    | D       | 1     |
| Weeping Willow            | Salix babylonica           | 3     | I   | 3    | 1     | 2    | D       | 2     |

**Class 4: This class is exclusively introduced species. They may or may not do well in Friendswood. If they grow well, they have the potential to become invasive species and cause problems for local ecosystems and are more prone to decay, disease and pest problems. NOT RECOMMENDED FOR PLANTINGS. CREDIT MAY BE GIVEN FOR REMOVAL OF THESE TYPES OF TREES IN ACCORDANCE WITH ZONING ORDINANCE - TREE MITIGATION.**

| Common Name         | Botanical Name          | Class | N/I | Site | Light | Size | Foliage | Shade |
|---------------------|-------------------------|-------|-----|------|-------|------|---------|-------|
| Arborvitae          | Thuja spp.              | 4     | I   |      |       |      |         | 3     |
| Arizona Ash         | Fraxinus velutina       | 4     | I   |      |       |      |         | 3     |
| Berlandier Ash      | Fraxinus berlandieriana | 4     | I   |      |       |      |         | 3     |
| Chinaberry          | Melia azedarach         | 4     | I   |      |       |      |         | 3     |
| Chinese Pistache    | Pistacia chinensis      | 4     | I   | 2    | 1     | 2    | D       | 2     |
| Chinese Tallow      | Sapium sebiferum        | 4     | I   |      |       |      |         | 3     |
| Eucalyptus          | Eucalyptus spp.         | 4     | I   | 1,2  | 1     | 3    | E       | 2     |
| Golden-Raintree     | Koelreuteria paniculata | 4     | I   | 2    | 1     | 2    | D       | 2     |
| Japanese Black Pine | Pinus thunbergi         | 4     | I   | 2    | 1     | 2    | E       | 2     |

## APPENDIX D

### Qualified Tree List

|                   |                         |   |   |   |   |   |   |  |   |
|-------------------|-------------------------|---|---|---|---|---|---|--|---|
| Mimosa (silktree) | Albizia julibrissin     | 4 | I |   |   |   |   |  | 3 |
| Mulberry          | Morus alba              | 4 | I | 2 | 1 | 2 | D |  | 2 |
| Siberian Elm      | Ulmus pumila            | 4 | I |   |   |   |   |  | 3 |
| Silver Maple      | Acer saccharinum        | 4 | I |   |   |   |   |  | 1 |
| Tulip-Tree        | Liriodendron tulipifera | 4 | I | 2 | 1 | 1 | D |  | 1 |

#### Classifications:

N = Native

I = Introduced

#### Site:

- 1 - Xerophytic (requires little water)
- 2 - Mesic (requires moderate water with good drainage)
- 3 - Aquatic (tolerates poor drainage once established 3 years)

#### Light:

- 1 - Full Sun - requires a minimum of 6 hours of direct sunlight
- 2 - Partial Sun - requires a minimum of 3-6 hours of direct sunlight
- 3 - Shade - requires less than 3 hours of direct sunlight

Note: Lower rating number on this scale is the minimum, but can use the next higher rating (i.e. a rating

#### Size:

- 1 - 60 feet and greater ultimate height (large shade tree)
- 2 - 30 to 60 feet in ultimate height (medium tree)
- 3 - 30 feet and less in ultimate height (small tree)

#### Foliage:

D - Deciduous - sheds leaves annually; if placed on the south and west walls will reduce indoor

E - Evergreen - having green leaves/needles throughout the year; can create a wind break if placed on the northwest side of a building

SE - Semi evergreen

#### Shade:

- 1 - High: Large mature canopy; provides substantial shade.
- 2 - Moderate: Medium mature canopy; provides moderate shade.
- 3 - Low: Small mature canopy; provides limited shade.

Shade ranking is based primarily on mature size, with typical canopy/foliage characteristics considered.

Example: The code for Live Oak is 1/N/2/1/1/SE/1, which indicates that the Live Oak is a Class 1 species that is Native to Texas, requires moderate water with good drainage, demands or tolerates full sun, and will exceed 60 feet in ultimate height. It is semi-evergreen. As a shade tree, the Live Oak will provide protection and has aesthetic impact but the tree is not suitable for planting beneath powerlines or within confined space, or in streets or other public rights-of-way.



## APPENDIX E

### Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, ~~including paved~~ ~~walkways.~~

#### SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products  
Product: Metal benches  
Model: B5WBCLASSIC  
Size: 5'  
Color/finish: Black finish  
Aluminum frame w/contoured backs

#### ~~TREE WELLS~~

~~Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:~~



#### ~~TREE GRATES~~

~~Manufacture: Neenah Foundry Company  
Product: Tree grate  
Model: ASTM A-48, Metropolitan Series~~



#### ~~TREE WELLS~~

### **LIGHT POLES**

~~Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the "Bishop's Crook" style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.~~

|                                                                                   |               |                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Manufacturer: | Hadco                                                                                                                                                                                       |
|                                                                                   | Product:      | Aluminum Pole w/Teardrop Fixture                                                                                                                                                            |
|                                                                                   | Color/finish: | Black powder coat                                                                                                                                                                           |
|                                                                                   |               | Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature). |

~~Lamp height maximum shall be 12'. Lamp height minimum shall be 10'. Lamp shall be positioned towards the rights of way to illuminate the public walkway.~~

~~Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.~~

### **TRASH RECEPTACLES**

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

|                                                                                     |               |                                            |
|-------------------------------------------------------------------------------------|---------------|--------------------------------------------|
|  | Manufacturer: | Victor Stanley, Inc.                       |
|                                                                                     | Product:      | Trash receptacle                           |
|                                                                                     | Model:        | Steelsites RB series                       |
|                                                                                     | Color/finish: | Black finish<br>TGIC polyester powder coat |

### PAVERS

Brick pavers must be used to construct the ~~2-foot required~~ brick-paved ribbons on each side of the sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

**Commented [AH1]:** Should we incorporate this into the City's standard details since the sidewalks have been installed? Additional sidewalks on side streets are just required to be 6-foot concrete sidewalks.



|               |                               |
|---------------|-------------------------------|
| Manufacturer: | Pine Hall Brick Company, Inc. |
| Product:      | Pavers                        |
| Model:        | Pathway Series, Full Range    |
| Size:         | 4" W x 8" L x 2 1/4" thick    |
| Color:        | Red                           |
| Pattern:      | Stretcher Bond                |

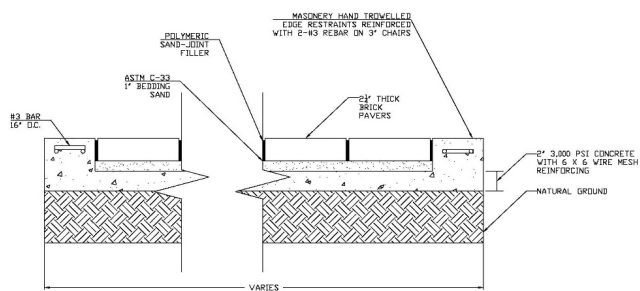
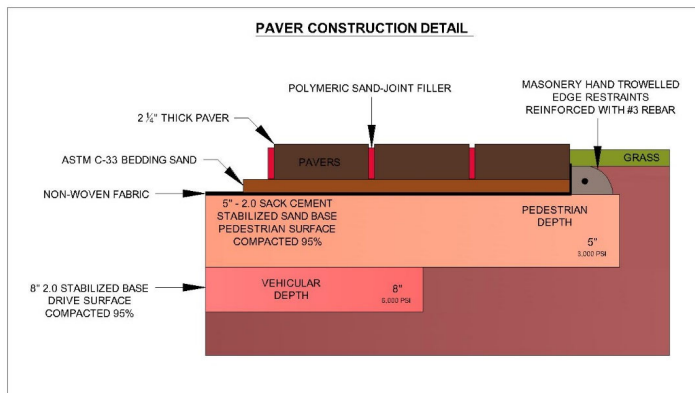
Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

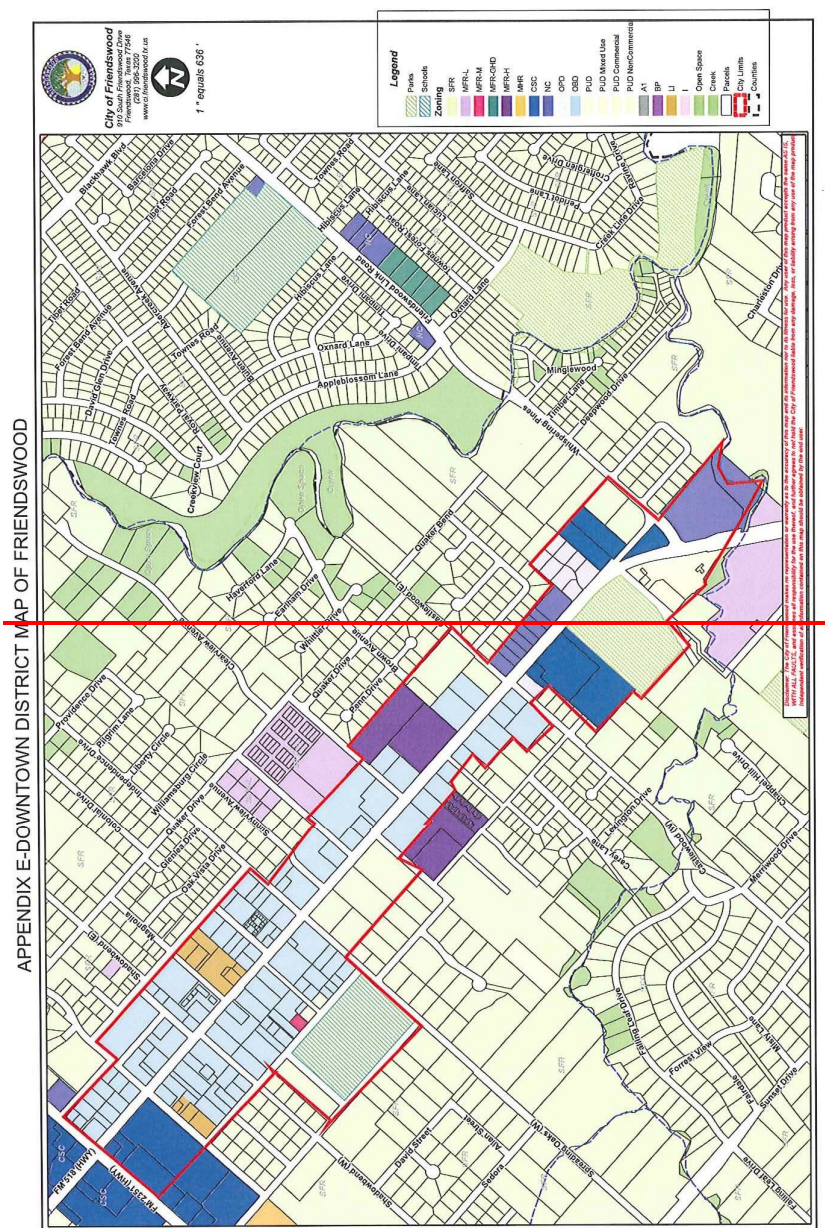
Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 1/4" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.









## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 10, 2026

Subject: Review and discuss the following chapters of the DRAFT Comprehensive Plan: Chapter 1 - Introduction, Chapter 2 - Community Engagement, Chapter 3 - Vision and Guiding Principles, Chapter 4 - Community Snapshot, and Chapter 5 - Planning for Growth - Land Use.

Action:

### SUMMARY / ORIGINATING CAUSE

This item will allow the commissioners and staff to review the draft chapters of the Comprehensive Plan. Final adoption of the plan is planned for November/December.

Chapters are accessible on the project website and copies have been printed and made available to the commissioners.

[Comprehensive Plan 2025-2026](#)

Future Schedule:

| Date         | Action                                            |
|--------------|---------------------------------------------------|
| September 24 | P&Z Review Chapters 6-8                           |
| October 8    | P&Z Review Chapters 9-11                          |
| October 20   | Town Hall Meeting - 6 to 8pm (tentative)          |
| October 22   | P&Z Review Chapters 12-14                         |
| November 12  | P&Z Public Hearing and Recommendation             |
| December 7   | City Council Public Hearing/Adoption by ordinance |

The Ordinance Subcommittee will begin working on changes to the Zoning and Subdivision Ordinances, merging them into a Unified Development Code (UDC).

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

### RECOMMENDATIONS

### ATTACHMENTS





## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: September 10, 2026

Subject: Receive a report from staff on approved site plans.

Action:

### **SUMMARY / ORIGINATING CAUSE**

See attached reports and plans for:  
Parkwood District Phase 2 - 1503 W Parkwood Ave  
House of Han - 3103 FM 528

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

### **ATTACHMENTS**

|    |                                                                     |
|----|---------------------------------------------------------------------|
| 1. | Site Plan Report - Parkwood District Phase 2 at 1503 W Parkwood Ave |
| 2. | Plans for Parkwood District Phase 2 - 1503 W Parkwood Ave           |
| 3. | Site Plan Report - House of Han at 3103 FM 528                      |
| 4. | Plans for House of Han - 3103 FM 528                                |



# Staff Updates – Site Plans

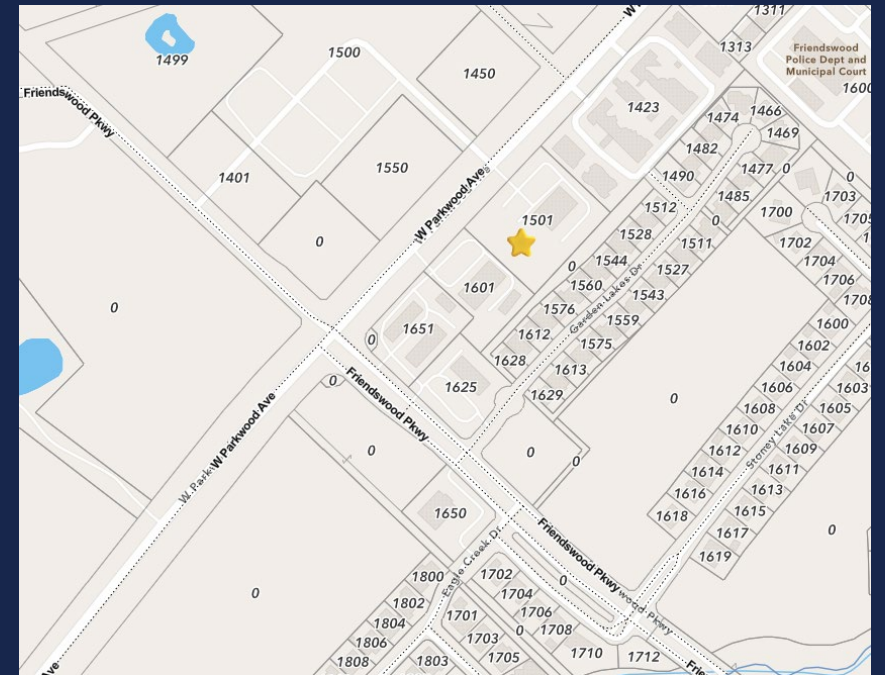
## Parkwood District Ph 2 1503 W Parkwood Ave

### Commercial Site Plan

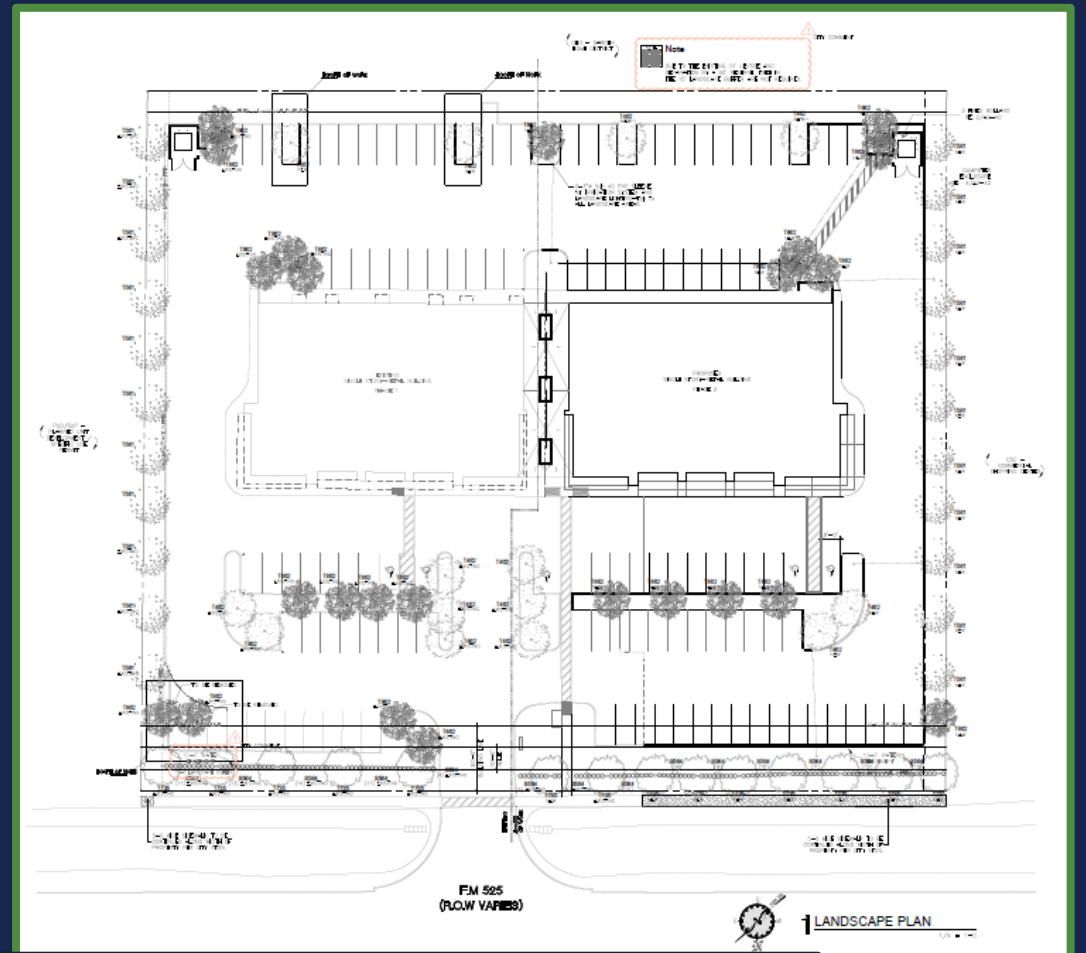
Construct a shell building to mirror the existing building at 1501 West Parkwood Ave. The overall site is subject to the Community Overlay District and vested in design at 10% landscape area and 10-foot landscape buffers.

### Project Data

1-story building  
9,956 square feet  
68 parking spaces  
Director approved 9/1/2026



Project Location











DIAMOND  
DEVELOPMENT GROUP  
ARCHITECTURE PLANNING CONSTRUCTION

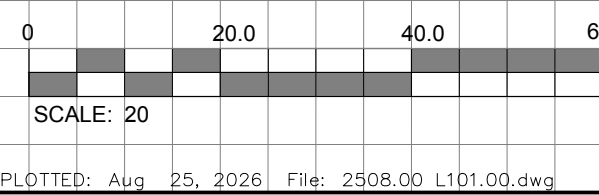
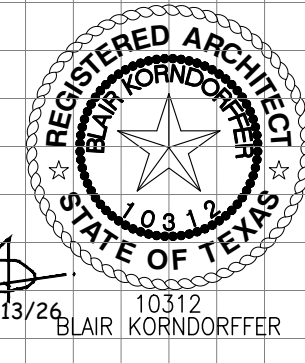
700 Gemini • Suite 260  
Houston • Texas  
7 7 0 5 8  
8 3 2 • 2 2 4 • 6 4 0 0

HAWARCH @ AOL.COM

#### Revisions

| No. | IOC | Date     | Description       |
|-----|-----|----------|-------------------|
|     |     | 07/13/26 | ISSUE FOR PRICING |
|     |     | 07/13/26 | ISSUE FOR PERMIT  |

08/25/26 CITY COMMENT



## PARKWOOD DISTRICT SHOPPING CENTER PHASE II

1503 F.M. 525  
(AKA) WEST PARKWOOD AVE.  
FRIENDSWOOD TEXAS, 77546

2508

Sheet Date: 07/13/26

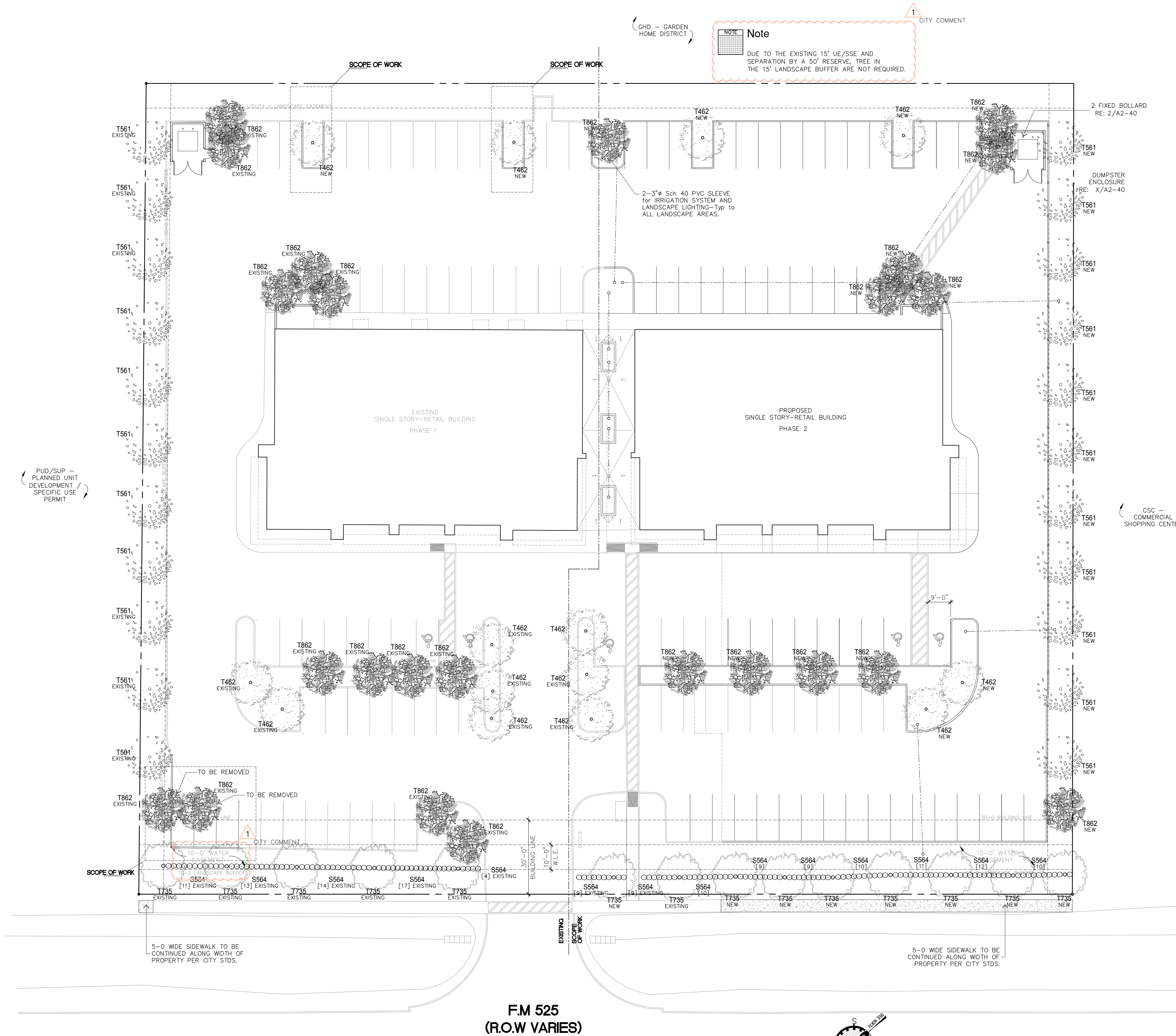
Sheet Title:  
LANDSCAPE PLAN

Sheet No.:

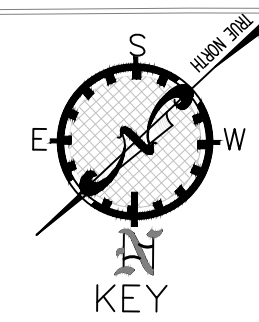
# L1-01

Drawn By Project Manager Project Arch  
KW JKB

© 2024 DD DIAMOND DEVELOPMENT + CONSTRUCTION GROUP LLC  
All rights reserved. No part of this document may be reproduced or used in any form without prior authorization.  
Diamond Development + Construction Group, LLC  
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the Professional Practices of persons registered as Architects in Texas.  
333 Guadalupe, Suite 2-350, Austin, Texas 78701



F.M 525  
(R.O.W VARIES)



## 1 LANDSCAPE PLAN

1/4 = 1-0

| FRIENDSWOOD PLANTING SCHEDULE       |         |       |                      |                                              |
|-------------------------------------|---------|-------|----------------------|----------------------------------------------|
| TYPE                                | QUAN    | ZONE  | SCIENTIFIC NAME      | COMMON NAME                                  |
| <b>TREES</b>                        |         |       |                      |                                              |
| T735                                | 12(7)   | 07-11 | QUERUS VIRGINIAN     | LIVE OAK                                     |
| T462                                | 14(5)   | 06-11 | ILEX OPACA           | AMERICAN HOLLY                               |
| T561                                | 22(3)   | 06-11 | LAGERSTOMIA INDICA   | GRAPE WYRTLE                                 |
| T862                                | 24(15)  | 07-10 | WITEX AGNUS-CASTUS   | WITEX   LAVENDAR CHASTIE TREE                |
| <b>SHRUBS</b>                       |         |       |                      |                                              |
| S564                                | 149(75) | 07-11 | LIGULSTRUM TEXANUM   | WAXLEAF LIGULSTRUM                           |
| <b>PALMS</b>                        |         |       |                      |                                              |
| <b>GROUNDCOVERS • NATIVE FLOWER</b> |         |       |                      |                                              |
| <b>GRASSES</b>                      |         |       |                      |                                              |
| <b>MISCELLANEOUS MATERIALS</b>      |         |       |                      |                                              |
| SC                                  | 00      |       | SEASONAL COLOR       | STAGGARD 15 OC                               |
| 2010                                |         |       | RYERSON STEEL EDGING | TYP BETWEEN PLANTS AND GRASS AREA UNO        |
| 2020                                |         |       | BOULDERS             | UNVALDE TYPE, SELECT BY OWNER, REP (RE PLAN) |

Note:  
All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

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

#### PLANT SPACING

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

CITY COMMENT

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

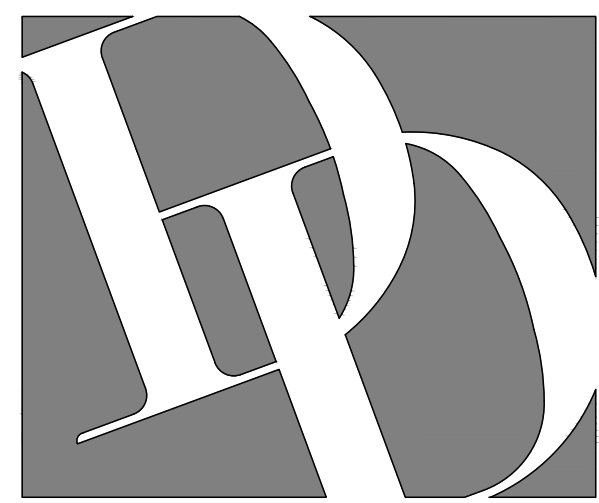
| SITE AREA CALCULATIONS               |             |                 |
|--------------------------------------|-------------|-----------------|
| AREA                                 | SQUARE FEET | PERCENT OF SITE |
| TOTAL AREA OF SITE                   | 123,321     | 100%            |
| PARKING LOT & DRIVE AREA             | 68,973      | 55.93%          |
| SIDEWALKS AND OTHER NONPERVIOUS AREA | 8,944       | 7.25%           |
| BUILDING SQ FOOTAGE                  | 20,188      | 16.37%          |
| GREEN SPACE/LANDSCAPED AREA          | 18,281      | 14.82%          |
| GREEN ISLANDS                        | 6,951       | 5.64%           |

| LANDSCAPE PLANTING REQUIREMENTS |                                                             |                    |          |
|---------------------------------|-------------------------------------------------------------|--------------------|----------|
| AREA                            | Design Criteria                                             | PARAMETER REQUIRED | PROVIDED |
| STREET TREE REQUIREMENT         | 1 Tree / 30 LF PL w/Out Buffer + 1 Tree / 25 LF PL w/Buffer | 654 LF   750 LF    | 218   30 |
| PARKING LOT TREE REQ.           | 1 Tree / per Island                                         | 14 ISLANDS         | 14       |
| SHRUB REQUIREMENT               | N/A                                                         | N/A                | -        |

#### LANDSCAPE DESIGN CRITERIA NOTES:

- LANDSCAPE AREA = (TOTAL AREA OF PARKING+DRIVES) \* 10% per PHASE ONE PLANS IN 2018.
- LANDSCAPE ISLAND AREA = 50% OF LANDSCAPE AREA WHEN PARKING LOT HAS MORE THAN 20 CARS.
- Provide 1 Tree per Island
- SHRUB REQUIREMENT IS 24" ON CENTER TO SCREEN THE PARKING LOT FROM THE ROW. SHRUBS MUST BE MAINTAINED BETWEEN 24"-36" .





**DIAMOND**  
DEVELOPMENT GROUP  
ARCHITECTURE PLANNING CONSTRUCTION

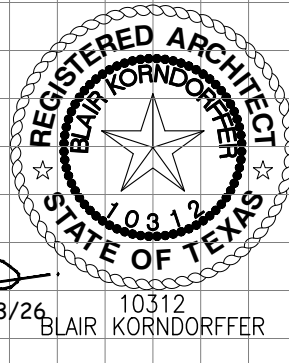
700 Gemini • Suite 260  
Houston • Texas  
7 7 0 5 8  
8 3 2 • 2 2 4 • 6 4 0 0

HAWARCH @ AOL.COM

#### Revisions

| No. | IOC | Date     | Description       |
|-----|-----|----------|-------------------|
|     |     | 07/13/26 | ISSUE FOR PRICING |
|     |     | 07/13/26 | ISSUE FOR PERMIT  |

08/25/26 CITY COMMENT



0 20.0 40.0 60.0  
SCALE: 1/20

PLOTTED: Aug 25, 2026 File: 2508.GD A3201.00.dwg

## PARKWOOD DISTRICT SHOPPING CENTER PHASE II

1503 F.M. 525  
(AKA) WEST PARKWOOD AVE.  
FRIENDSWOOD TEXAS, 77546

2508

Sheet Date: 07/13/26

Sheet Title:  
**SITE PLAN**

Sheet No.:

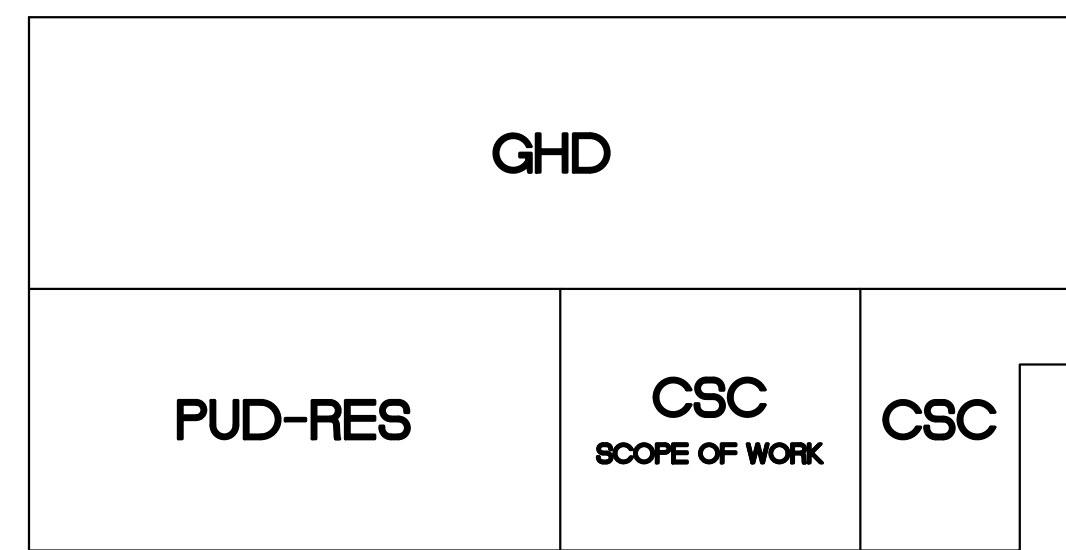
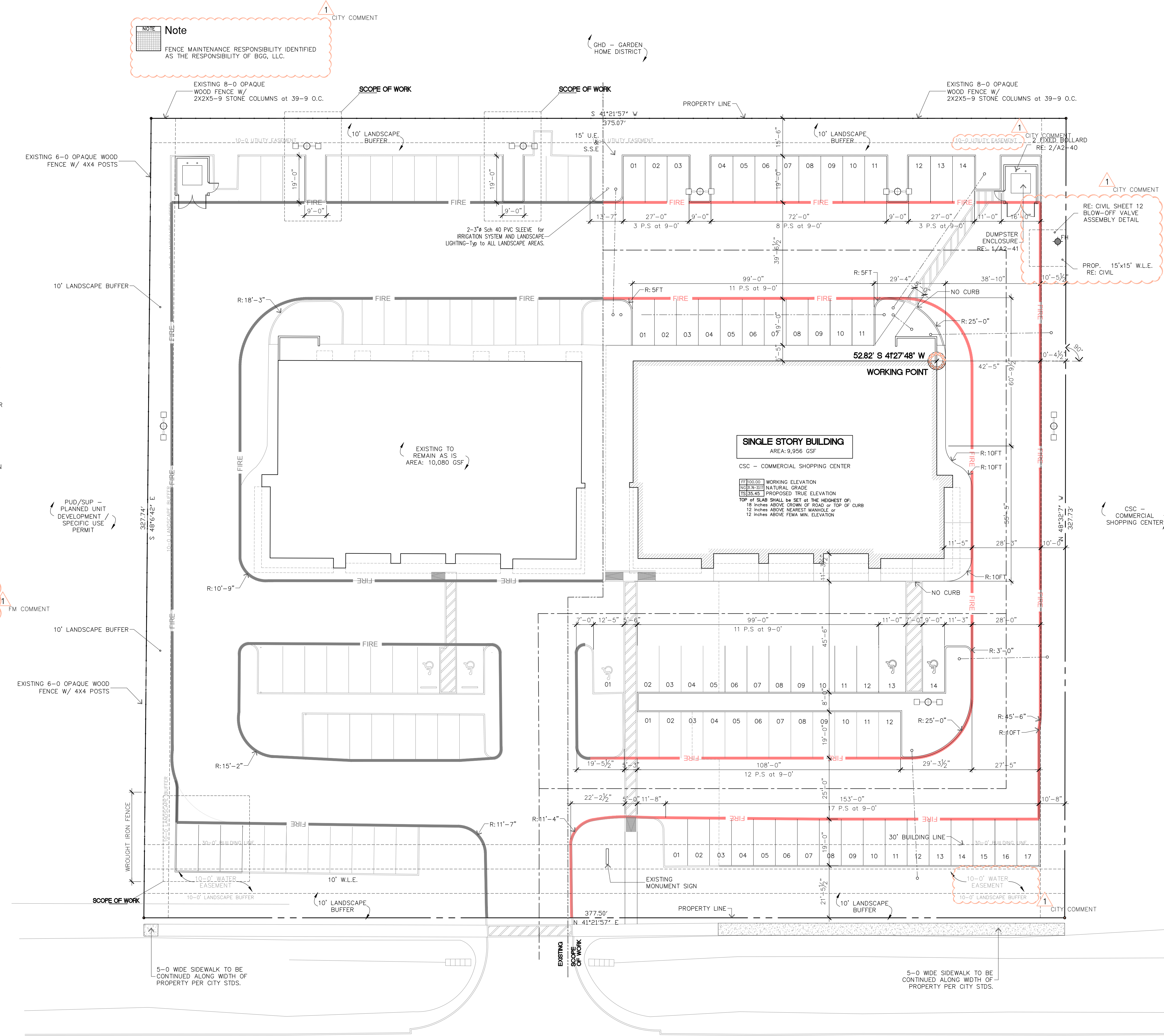
**A2-01**

Drawn By Project Manager Project Arch  
KW JK

© 2024 BY DIAMOND DEVELOPMENT + CONSTRUCTION GROUP, LLC  
All rights reserved. No part of this document may be reproduced or used in any form without prior authorization. Diamond Development + Construction Group, LLC.  
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the Professional Practices of persons registered as Architects in Texas.  
333 Guadalupe, Suite 2-350, Austin, Texas 78701

#### SITE GENERAL NOTES

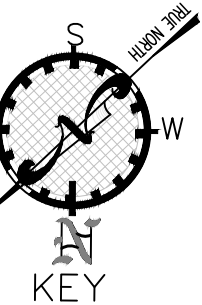
- SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.  
**REMOVE THE ENTIRE DEPTH OF TOPSOIL** FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.  
**PROTECT AGAINST DAMAGE** TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.
- SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE AT 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10'-0" UNO.
- ROW DITCH CONNECTION:** DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. RE: SITE PLAN.
- WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES,** THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT-OF-WAY; OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSTREAM OF CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.
- STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.
- WHERE DRAINAGE IS TO A CURBED STREET RIGHT-OF-WAY,** PROVIDE 3/4" PVC DRAIN THRU CURB AT 10'-0" OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.
- EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6'-0" X 6'-0" EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND AT THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6'-0" BY 6'-0" FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.
- CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.
- RAMPS:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR OF THE TOP AND BOTTOM OF RAMP.
- HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN. OR A HORIZONTAL PROJECTION GREATER THAN 72 IN., THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
- FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE. ON THE RED PAINTED SURFACES, THE WORDING:  
"NO PARKING - FIRE LANE - TOW AWAY ZONE"  
IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 30 FT.
- IRRIGATION AND DRAINAGE SLEEVES:** EACH PLANTED AREA, INCLUDING RAISED PLANTERS AND POTS, SHALL BE PROVIDED WITH IRRIGATION SLEEVES (RE: LANDSCAPE PLAN) AND SHALL BE DRAINED BY NATURAL FLOW TO YARD DRAINS OR PIPES THRU CURBS UNLESS NOTED OTHERWISE. YARD DRAINS SHALL BE 4 INCH MINIMUM AND CONNECT TO THE NEAREST STORM SEWER SYSTEM WHEN AVAILABLE.
- SITE GRAPHICS AND MONUMENT SIGN:** CONTRACTOR SHALL COORDINATE WITH OWNER SIGN CONTRACTOR AND PROVIDE REQUIRED UTILITY CONNECTIONS FOR SIGN CONTRACTOR TO CONNECT TO. AS A MINIMUM, PROVIDE (3) #12 WIRE, INCREASED AS REQUIRED FOR VOLTAGE DROP; (1) 20A, 120V CIRCUIT; AND (2) 3/4" PVC CONDUIT FROM BLDG PANEL BRD TO EA MONUMENT SIGN.



F.M 525  
(R.O.W VARIES)

| PARKING CALCULATIONS |              |           |                |                        |                         |                         |      |       |              |
|----------------------|--------------|-----------|----------------|------------------------|-------------------------|-------------------------|------|-------|--------------|
| AREA                 | USE OF SPACE | AREA SF   | PARKING LOAD   | TOTAL PARKING REQUIRED | EXISTING PARKING SPACES | PROPOSED PARKING SPACES | STO. | COMP. | ASBEST. VAN. |
| BUILDING 1           | M (RETAIL)   | 10,080 SF | 4.0 SP/1000 SF | 41 (0 accessible)      | 53                      | 0                       | 1    | 2     | 57           |
| BUILDING 2           | M (RETAIL)   | 9956 SF   | 4.0 SP/1000 SF | 40 (0 accessible)      | 0                       | 0                       | 0    | 0     | 58           |
| <b>TOTALS</b>        |              |           |                |                        | 53                      | 0                       | 1    | 2     | 115          |

\* APPROXIMATELY 2,000 - 3,000 SQUARE FEET HAS BEEN ALLOCATED FOR LEASE SPACES TO BE DETERMINED THAT ARE NOT RETAIL. A PARKING RATIO OF 6.0 SPACES PER 1,000 SQUARE FEET HAS BEEN CALCULATED TO ACCOMMODATE FUTURE PARKING REQUIREMENTS.



1 SITE PLAN

1:20

#### SITE AREA CALCULATIONS

| AREA                                 | SQUARE FEET | PERCENT OF SITE |
|--------------------------------------|-------------|-----------------|
| TOTAL AREA OF SITE                   | 123,321     | 100%            |
| PARKING LOT & DRIVE AREA             | 68,973      | 56%             |
| SIDEWALKS AND OTHER NONPERVIOUS AREA | 8,944       | 7%              |
| BUILDING SQ FOOTAGE                  | 20,188      | 16%             |
| GREEN SPACE/LANDSCAPED AREA          | 18,281      | 15%             |
| GREEN ISLANDS                        | 6,935       | 6%              |

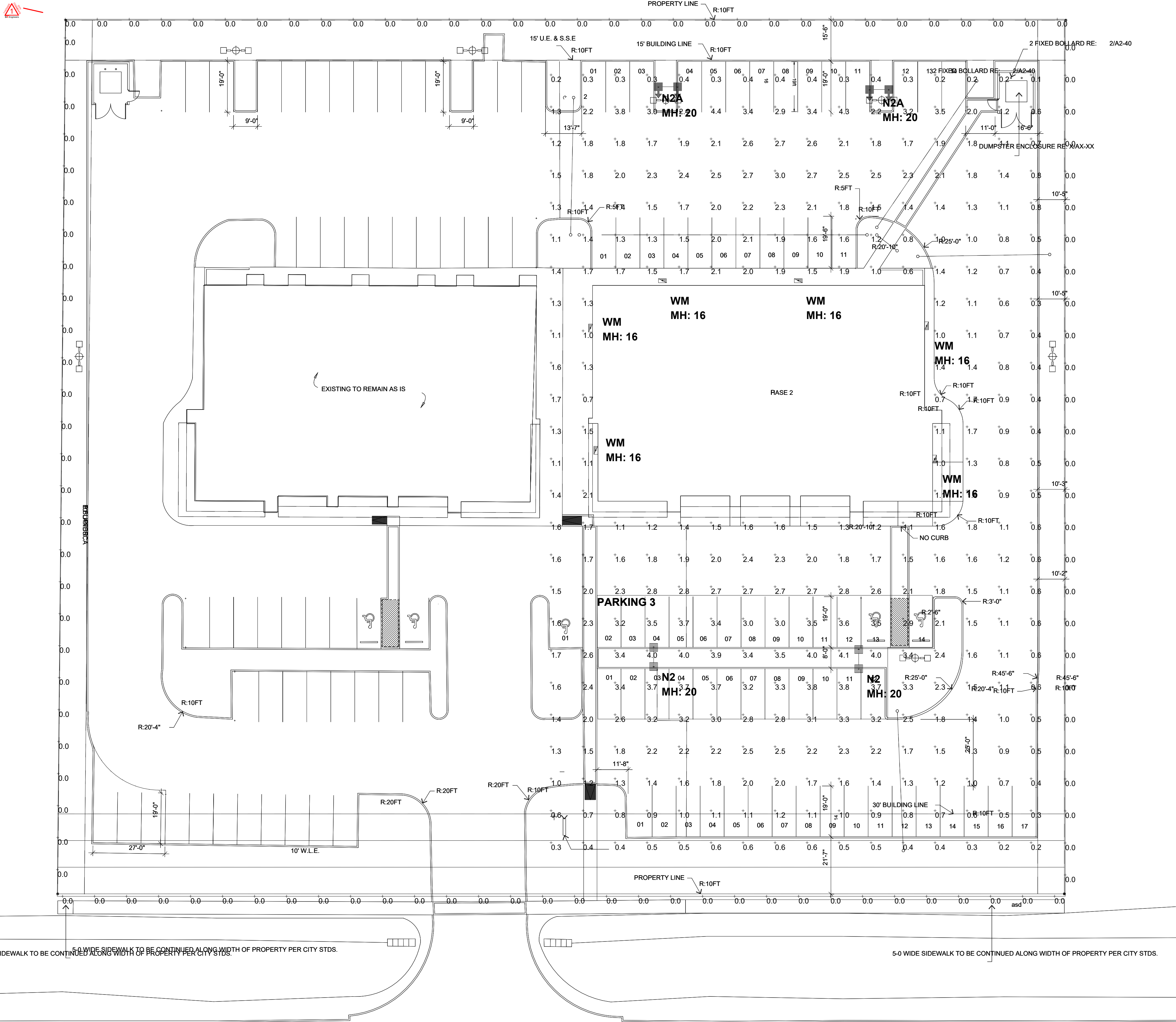


| Luminaire Schedule                                                                |     |       |       |             |                                 |       |    |
|-----------------------------------------------------------------------------------|-----|-------|-------|-------------|---------------------------------|-------|----|
| Symbol                                                                            | Qty | Label | LLF   | Arrangement | Description                     | Watts | MH |
|  | 2   | N2    | 0.990 | Back-Back   | NV-1-T5W 32L-1-40K7-TWIN        | 106   | 20 |
|  | 2   | N2A   | 0.900 | D180        | NV-2-T3M-32L-1-40K7-PBC-ROTATED | 106   | 20 |
|  | 6   | WM    | 0.900 | Single      | NV-W-T3M-16L-53-40K7-WALL       | 28    | 16 |

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| PL                  | Illuminance | Fc    | 0.00 | 0.0 | 0.0 | N.A.    | N.A.    |
| SITE CALCS          | Illuminance | Fc    | 1.68 | 4.4 | 0.1 | 16.80   | 44.00   |
| PARKING 3           | Illuminance | Fc    | 3.44 | 4.1 | 2.6 | 1.32    | 1.58    |

LIGHTING SUPPLIER / CONTACT INFORMATION

FOR LIGHTING FIXTURE INFORMATION,  
SUBSTITUTIONS, OR BID COORDINATION,  
CONTACT:  
ELAINE FOCKE - LAI LIGHTING  
EMAIL: EFOCKE@LA-HOUSTON.COM  
PHONE: (713) 805 1525



1 PHOTOMETRICS  
1" = 20'-0"



700 Gemini · Suite 260  
Houston · Texas  
77050  
832 · 224 · 6400

HAWARCH @  
AOL.COM

Revisions

| No. | IOC | Date       | Description      |
|-----|-----|------------|------------------|
| 1   |     | 07/14/2025 | ISSUE FOR PERMIT |
|     |     | 08/20/2026 | CITY COMMENTS    |



MEP CONSULTANT:  
GK Engineers, LLC  
TDBPE # F-18854  
5959 West Loop South, Suite 350  
Bellaire, TX 77401  
Phone: 713.988.8894  
GKEngineers@gk-mep.com  
HUB / MWBE CERTIFIED



0 4.0 8.0 12.0

SCALE: 1/4"

PLOTTED:

PARKWOOD DISTRICT  
SHOPPING CENTER  
PHASE II

1502 F.M. 525 (AKA)  
WEST PARKWOOD AVE.  
FRIEDNSWOOD TEXAS,  
77546

2508

Sheet Date:

Sheet Title:

FLOOR PLAN -  
PHOTOMETRICS  
E302

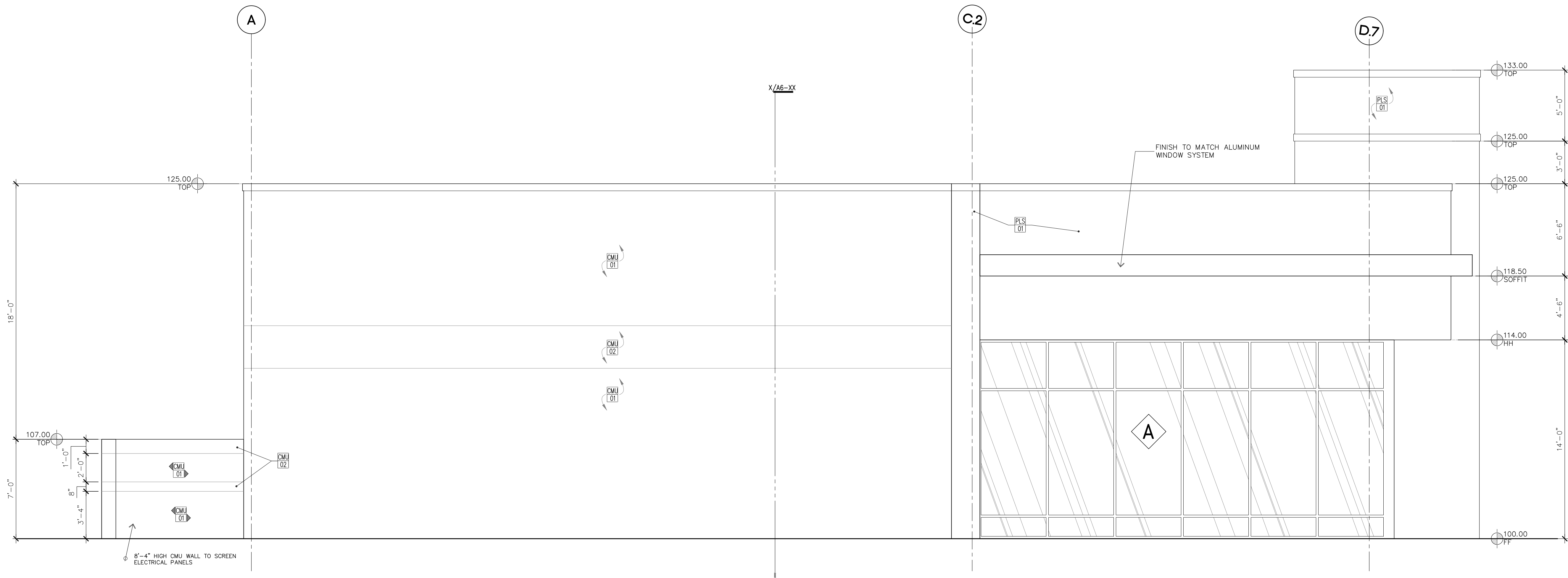
Drawn By Project Manager Project Arch

KW  
JLK  
©2024 DD DIAMOND DEVELOPMENT CONSTRUCTION GROUP  
LLC. All rights reserved. No part of this document may be reproduced without written permission from the copyright owner.  
This document is the property of DD DIAMOND DEVELOPMENT CONSTRUCTION GROUP, LLC. It is to be used only for the project and site identified herein. It is not to be distributed, copied, or otherwise used for any other project or site without the written consent of DD DIAMOND DEVELOPMENT CONSTRUCTION GROUP, LLC.  
DD DIAMOND DEVELOPMENT CONSTRUCTION GROUP, LLC is a registered professional engineering firm in the State of Texas. License No. 109903. The Professional Engineer is registered as an Architect.

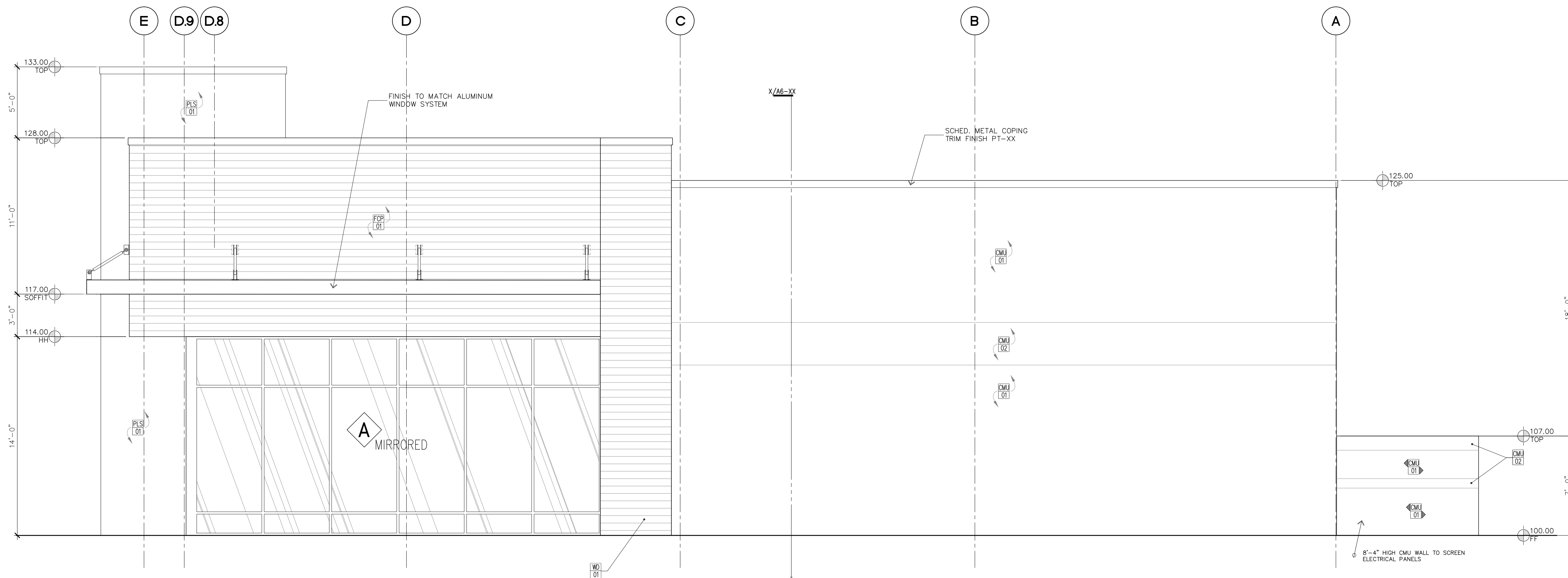








1 EXTERIOR ELEVATION  
WEST ELEVATION 1/4 = 1'-0"



2 EXTERIOR ELEVATION  
EAST ELEVATION 1/4 = 1'-0"



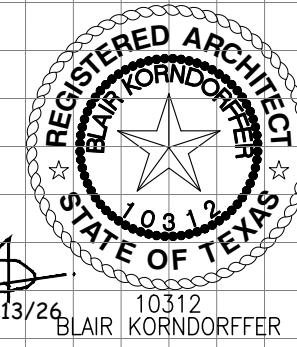
**DIAMOND  
DEVELOPMENT GROUP**  
ARCHITECTURE PLANNING CONSTRUCTION

700 Gemini • Suite 260  
Houston • Texas  
7 7 0 5 8  
8 3 2 • 2 2 4 • 6 4 0 0

HAWARCH @ AOL.COM

Revisions

| No. | IOC | Date     | Description       |
|-----|-----|----------|-------------------|
|     |     | 07/13/26 | ISSUE FOR PRICING |
|     |     | 07/13/26 | ISSUE FOR PERMIT  |



0 4 8 12  
SCALE: 1/4" = 4' FT  
PLOTTER: JPL 15, 2026 FILE: 2508.DWG A501.00.dwg

**PARKWOOD DISTRICT  
SHOPPING CENTER  
PHASE II**

1503 F.M. 525  
(AKA) WEST PARKWOOD AVE.  
FRIENDSWOOD TEXAS, 77546

**2508**  
Sheet Date: 07/13/26  
Sheet Title:  
**EXTERIOR ELEVATIONS**

Sheet No.:  
**A5-02**

Drawn By Project Manager Project Arch  
JBK

© 2024 DD DIAMOND DEVELOPMENT + CONSTRUCTION GROUP, LLC  
All rights reserved. No parts of this document may be  
reproduced or used in any form without prior authorization  
from DD Development + Construction Group, LLC.  
The State of Utah Department of Commerce has jurisdiction  
over complaints regarding the Professional Practices of  
persons registered as Architects in Utah.





# Staff Updates – Site Plans

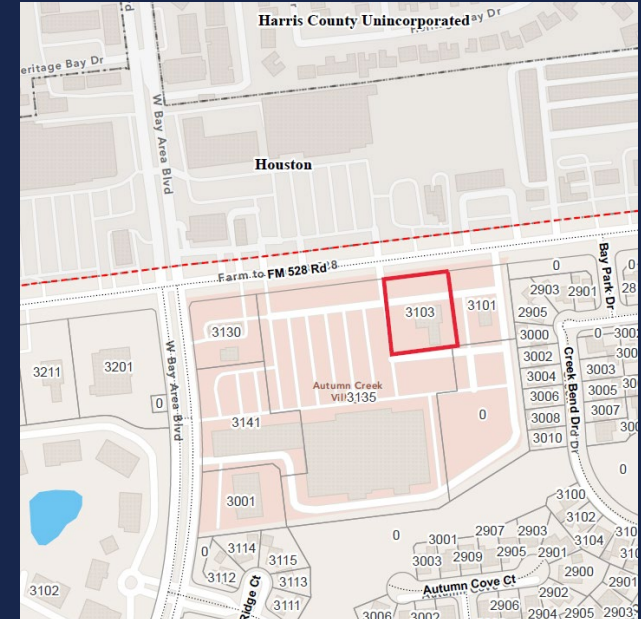
## House of Han 3103 FM 528

### Commercial Site Plan Amendment

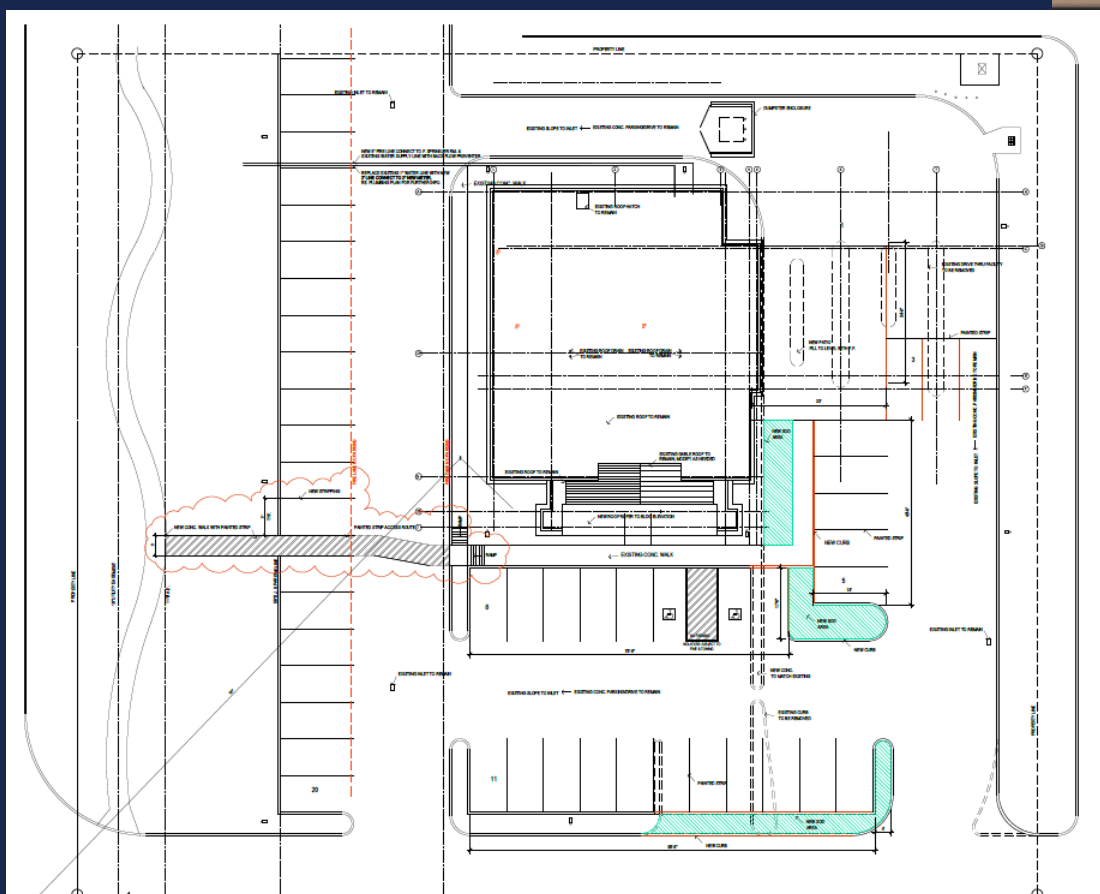
Renovate a former bank building into a full-service restaurant. The drive-thru bays will be repurposed into outdoor seating and parking.

### Project Data

1-story building  
4,852 square feet  
47 parking spaces  
Director approved 9/1/2026



Project Location



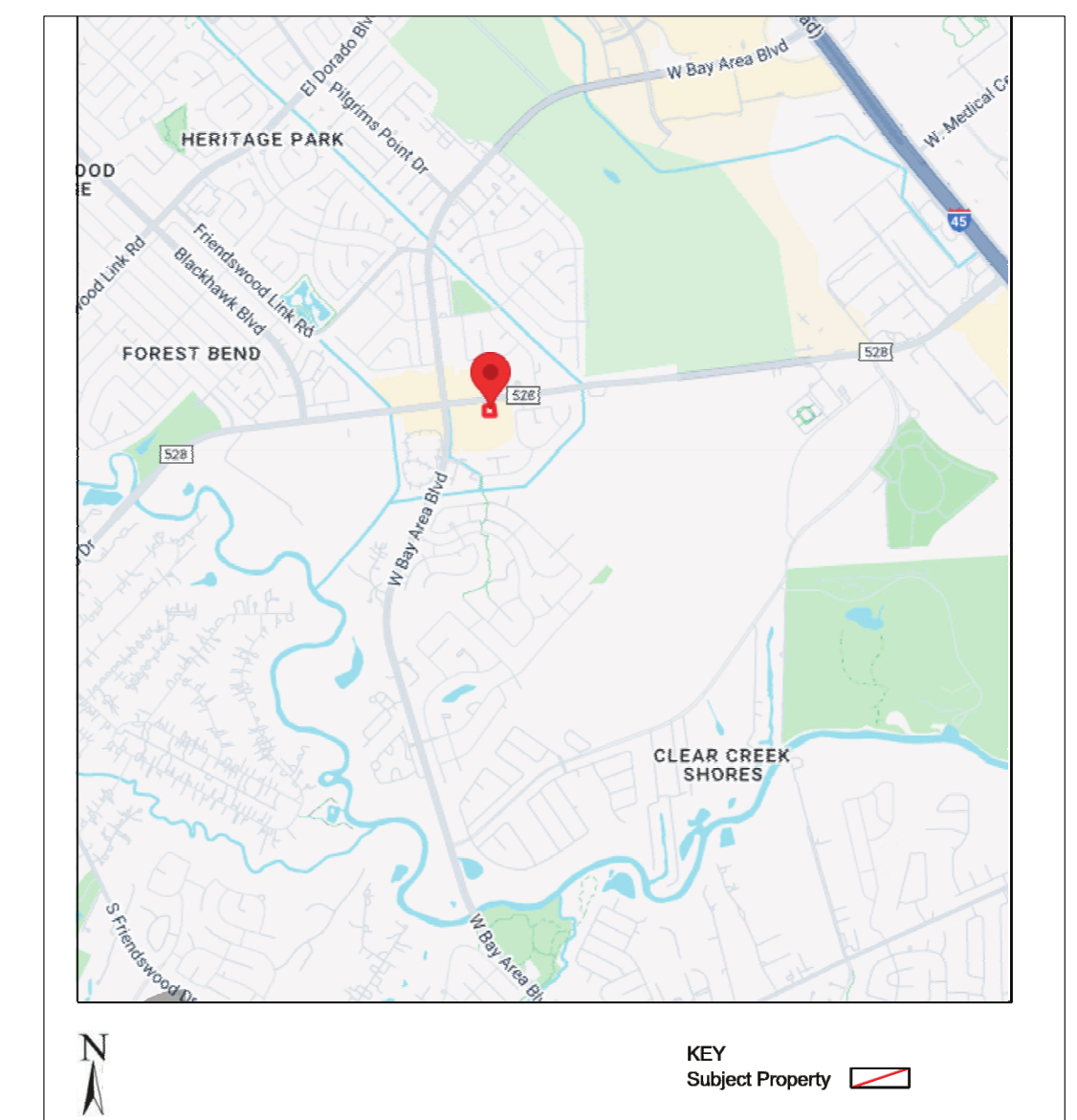


3103 E FM528 Road, Friendswood, Texas 77546

|                |                                                                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCAL          | CITY OF FRIENDSWOOD<br>2024 IBC, IRC, IPC, IMC, ISPS, IFGC, IECC,<br>2023 NEC, 2024 IFC & NFPA                                                                                                                                               |
| OCCUPANCY      | A-2                                                                                                                                                                                                                                          |
| CLASSIFICATION | GROSS BUILDING AREA 4652 S.F.<br>DINING AREA : 2084 S.F.<br>OCCUPANT LOAD : 2084/15 = 139<br>TOILET, STORAGE : 588 S.F.<br>OCCUPANT LOAD : 0<br>KITCHEN : 1980 S.F.<br>OCCUPANT LOAD : 1980/200 = 10<br>TOTAL OCCUPANT LOAD : 139 + 10 = 149 |



PARKING ANALYSIS    GROSS BUILDING AREA    4652 S.F.  
PARKING FOR RESTAURANT : 10/1000 S.F.  
 $(4652/1000)10 = 46.52$     47 SPACES  
PARKING PROVIDED : 47 SPACES



DA1.1 DEMOLITION PLAN  
DA4.1 FRONT ELEV. - DEMOLITION  
DA4.2 SIDE ELEV. - DEMOLITION

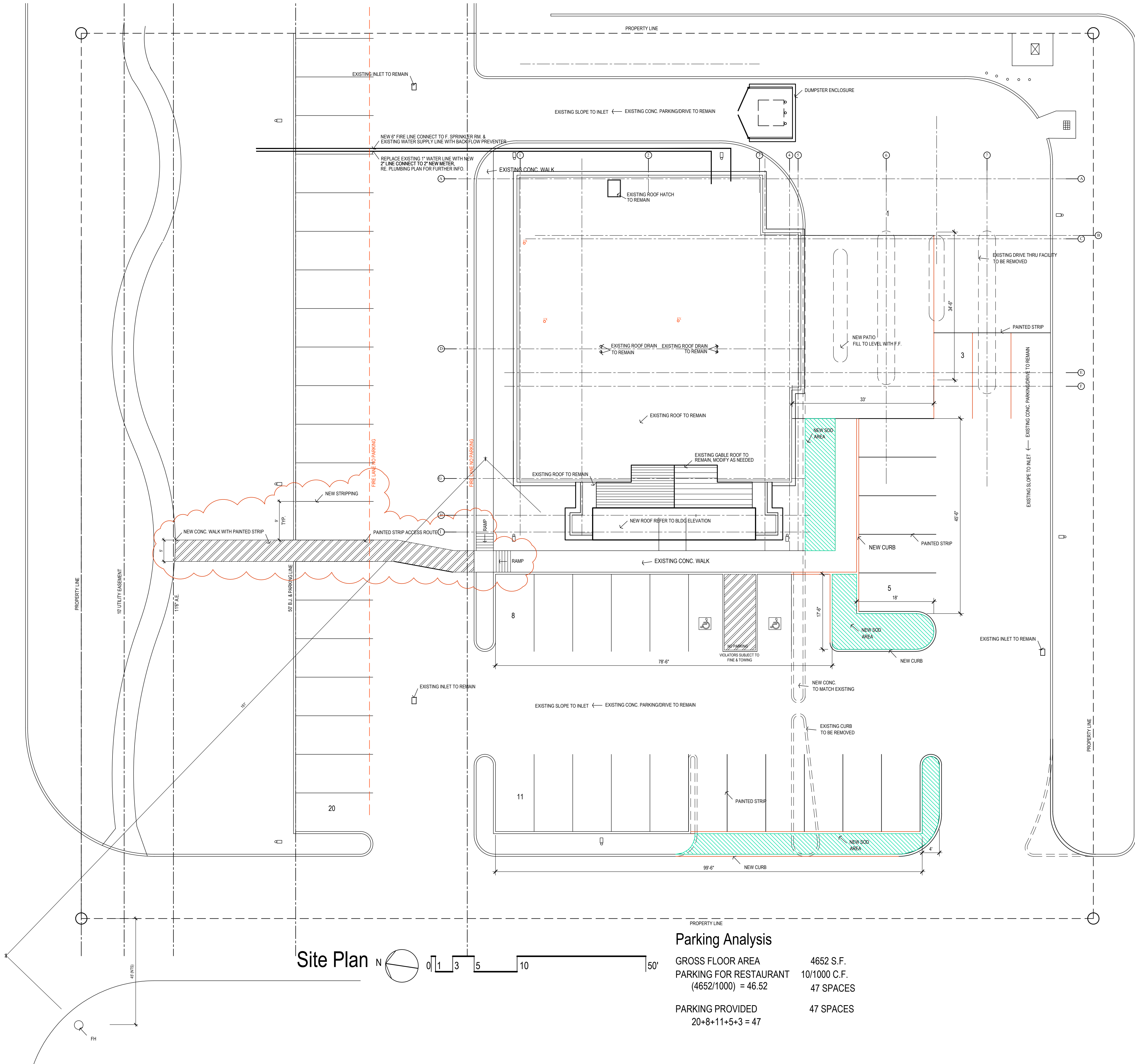
|      |                         |
|------|-------------------------|
| A1.1 | SITE/ROOF PLAN          |
| A1.2 | FLOOR PLAN              |
| A1.3 | EQUIPMENT PLAN          |
| A3.1 | REFLECTING CEILING PLAN |
| A4.1 | BUILDING ELEVATION      |
| A4.2 | BUILDING ELEVATION      |
| A4.3 | BUILDING ELEVATION      |
| A5.1 | BUILDING SECTION        |
| A5.2 | BUILDING SECTION        |

|       |                          |
|-------|--------------------------|
| AL1.2 | AS-BUILT IRRIGATION      |
| C-1   | AS-BUILT CIVIL & GRADING |

- E-1.00 LIGHTING PLAN
- E-2.00 POWER PLAN
- E-3.00 1 LINE & LOADING DIAGRAM
- E-4.00 ELEC. SPECIFICATION
- M-1.00 MECH. PLAN
- M-2.00 MECH. DETAIL
- M-3.00 MECH. SPECIFICATION
- P-1.00 PLUMBING PLAN
- P-1.01 GAS PLAN
- P-2.00 RISER DIAG.
- P-3.00 GREASE CALCULATION & SPEC.

MEP Engineer  
BJDA Engineering  
Structural Engineer  
Paramount Engineering Inc.





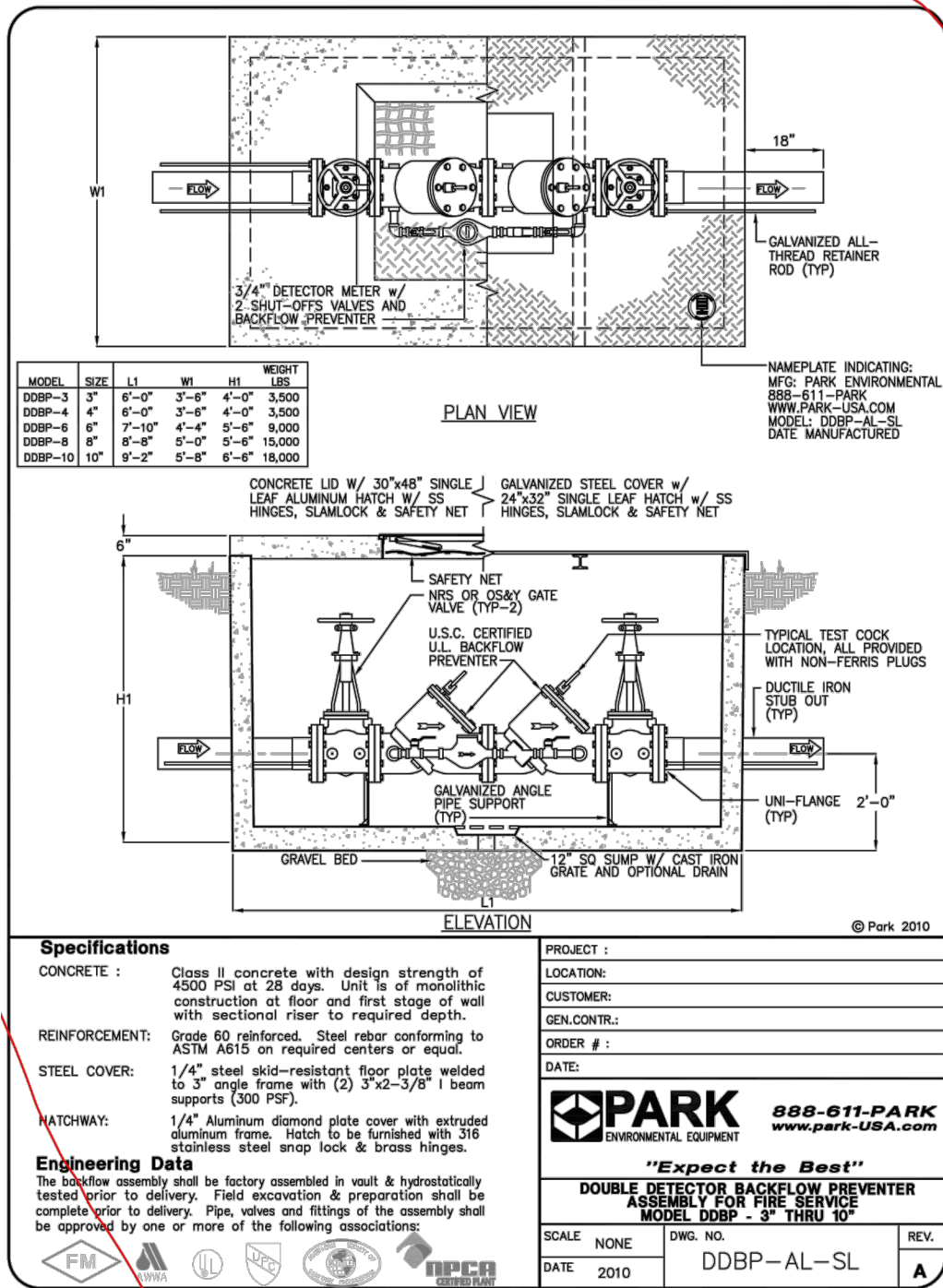
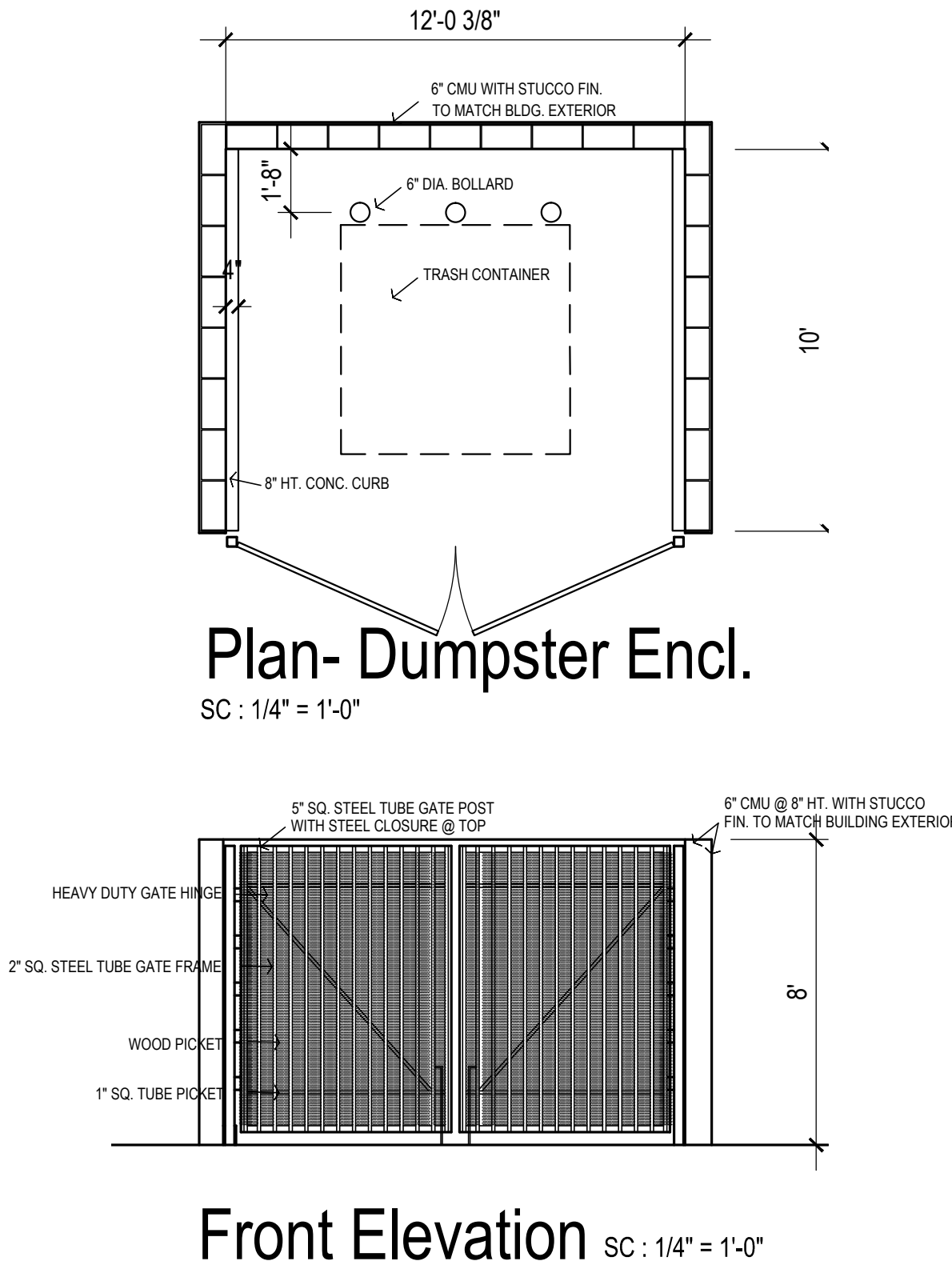
Parking Analysis

|                                               |                           |
|-----------------------------------------------|---------------------------|
| GROSS FLOOR AREA                              | 4652 S.F.                 |
| PARKING FOR RESTAURANT<br>(4652/1000) = 46.52 | 10/1000 C.F.<br>47 SPACES |
| PARKING PROVIDED<br>20+8+11+5+3 = 47          | 47 SPACES                 |

GOVERNING CODE & REQUIREMENTS

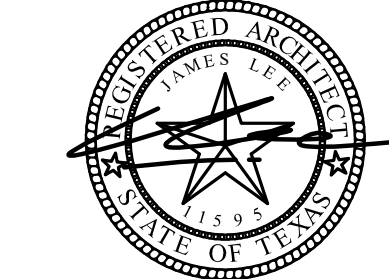
|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| LOCAL          | CITY OF FRIENDSWOOD                                                  |
|                | 2024 IBC, IRC, IPC, IMC, ISPS, IFGC, IECC, 2023 NEC, 2024 IFC & NFPA |
| OCCUPANCY      | A-2                                                                  |
| CLASSIFICATION | GROSS BUILDING AREA 4652 S.F.                                        |
|                | DINING AREA : 2084 S.F.                                              |
|                | OCDCUPANT LOAD 2084/15 = 139                                         |
|                | TOILET, STORAGE : 588 S.F.                                           |
|                | OCDCUPANT LOAD = 0                                                   |
|                | KITCHEN AREA : 1980 S.F.                                             |
|                | OCDCUPANT LOAD 1980/200 = 10                                         |
|                | TOTAL OCCUPANT LOAD 139 + 10 = 149                                   |

FIRE SPRINKLER & ALARM SYSTEM TO SUBMIT SEPARATELY



RESTAURANT RE-DEVELOPMENT  
3103 E FM528 Road, Friendswood, Texas 77546

Citiscap  
Architecture and  
Planning



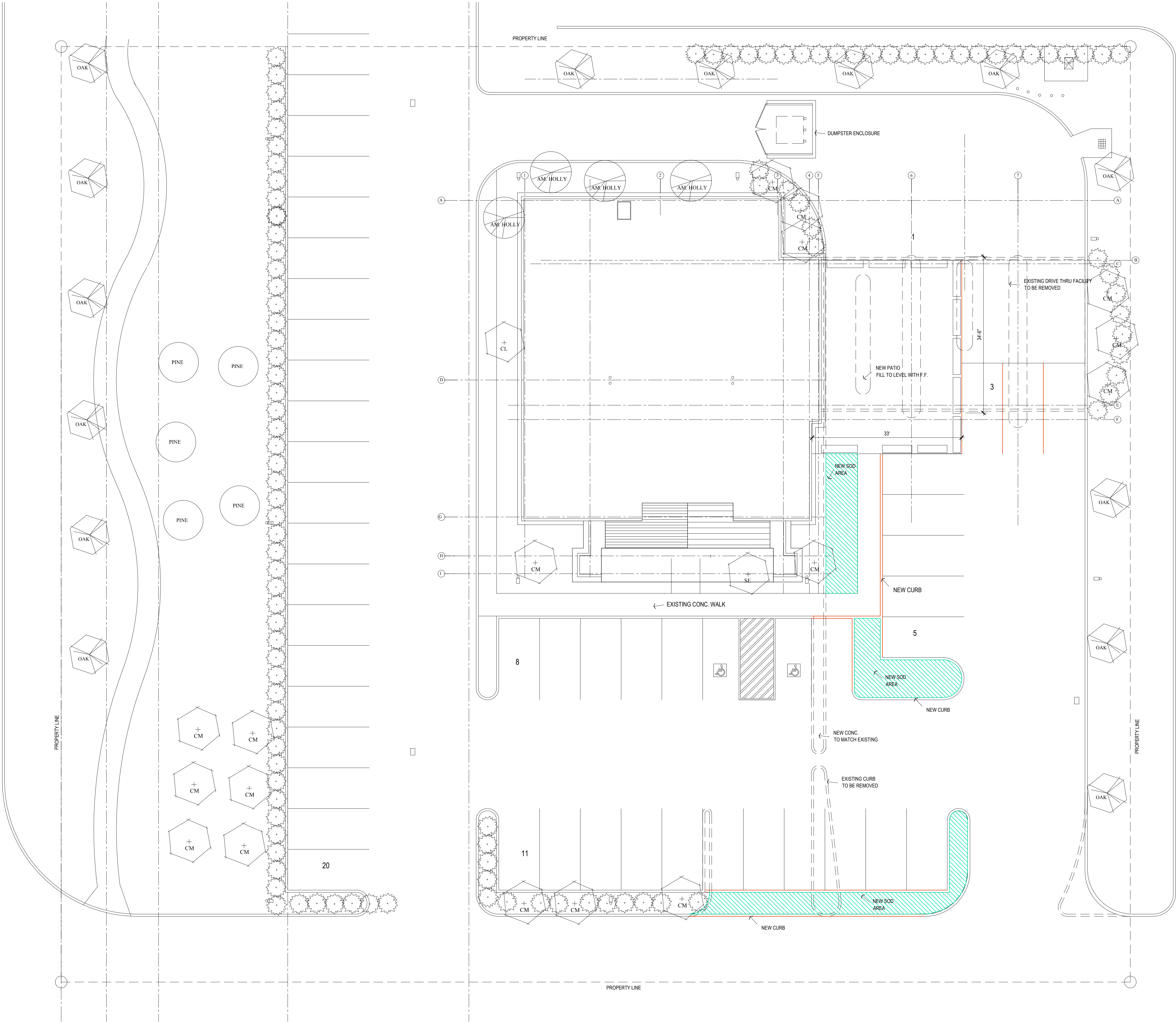
6200 Savoy Drive, Suite 500, Houston, Texas 77036 (713) 783-1188

Site/Roof Plan

|             |               |
|-------------|---------------|
| DWG. TITLE: |               |
| JOB NO.:    | 251002        |
| SCALE:      | 3/32" = 1'-0" |
| DRAWN:      |               |
| CHECKED:    |               |
| DWG. NO.:   |               |

A1.1





LANDSCAPE LEGEND

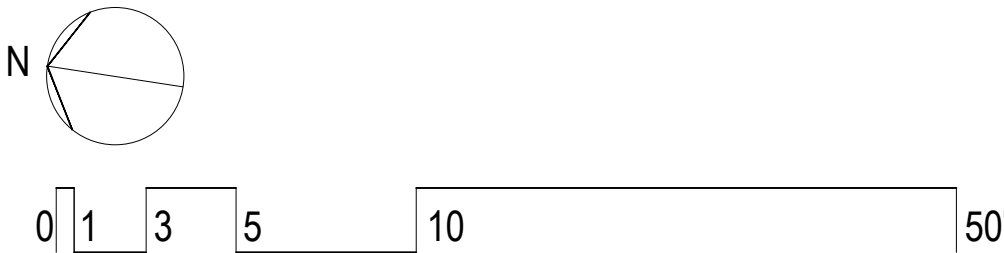
- EXISTING CREPE MYRTLE TO REMAIN  
REFER TO TREE SURVEY FOR SIZE & LOCATION
- EXISTING OAK TO REMAIN  
REFER TO TREE SURVEY FOR SIZE & LOCATION
- EXISTING PINE TO REMAIN  
REFER TO TREE SURVEY FOR SIZE & LOCATION
- EXISTING AMERICAN HOLLY TO REMAIN  
REFER TO TREE SURVEY FOR SIZE & LOCATION
- EXISTING SIBERIAN ELM TO REMAIN  
REFER TO TREE SURVEY FOR SIZE & LOCATION
- EXISTING SIBERIAN ELM TO REMAIN  
REFER TO TREE SURVEY FOR SIZE & LOCATION
- EXISTING SHRUB (RAPHIOLEPIS) TO REMAIN

IRRIGATION : Refer to Existing Irrigation Plan

Parking Analysis

|                        |              |
|------------------------|--------------|
| GROSS FLOOR AREA       | 4652 S.F.    |
| PARKING FOR RESTAURANT | 10/1000 C.F. |
| (4652/1000) = 46.52    | 47 SPACES    |
| PARKING PROVIDED       | 47 SPACES    |

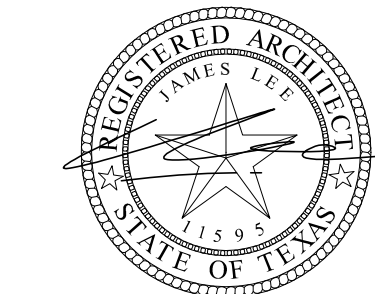
Landscape Plan



REVISION:  
DATE: 05/01/26

RESTAURANT RE-DEVELOPMENT  
3103 E FM528 Road, Friendswood, Texas 77546

Citiscap  
Architecture and  
Planning



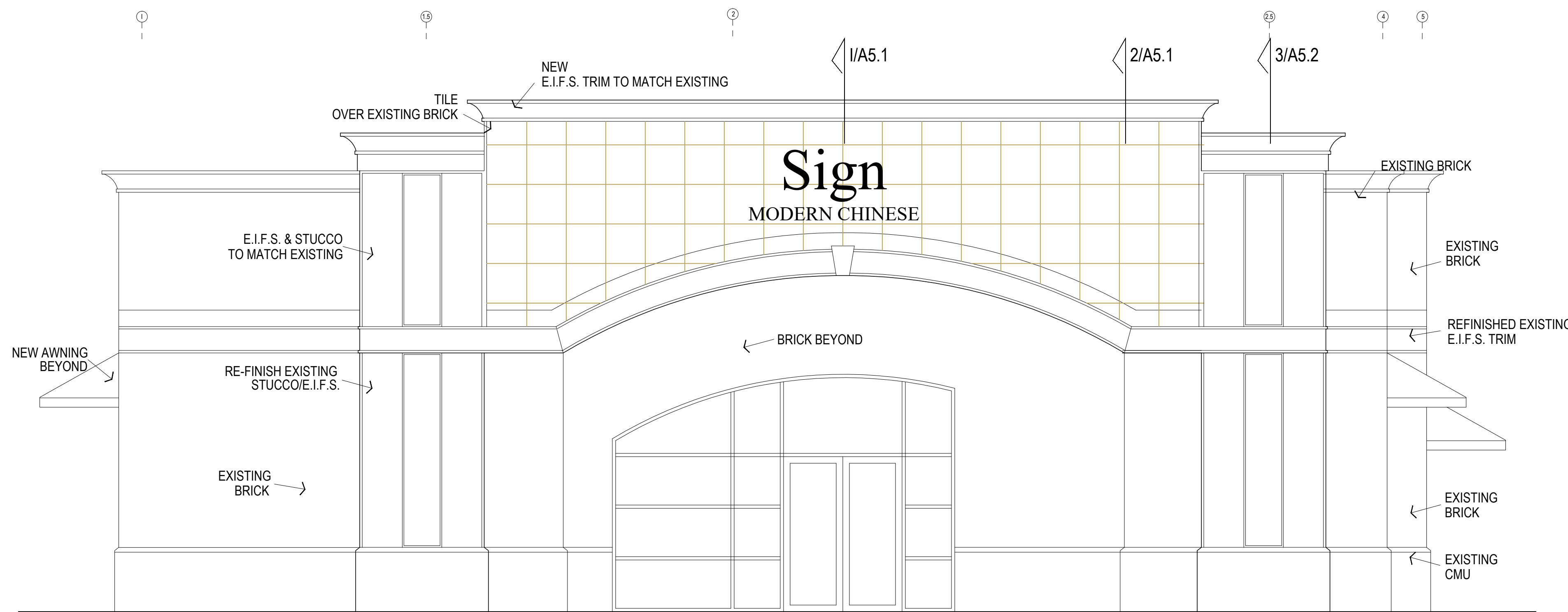
6200 Savoy Drive, Suite 500, Houston, Texas 77056 (713) 763-5188

Landscape Plan

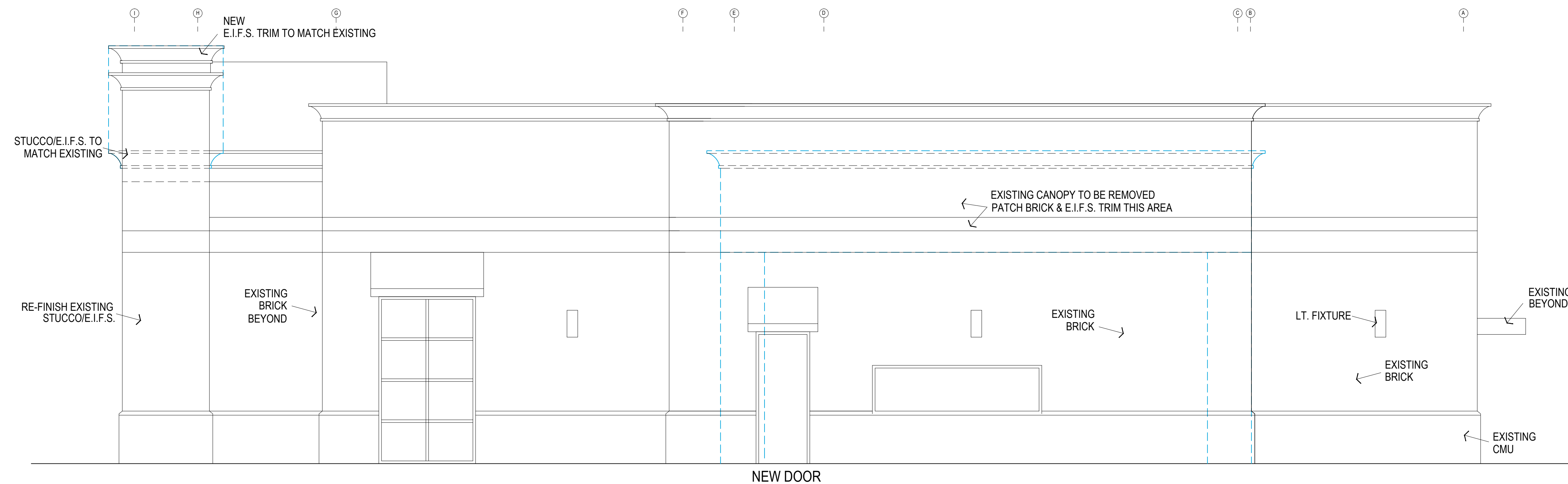
DWG. TITLE:  
JOB NO.: 251002  
SCALE: 3/32" = 1'-0"  
DRAWN:  
CHECKED:  
DWG. NO.:

AL1.1





FRONT ELEVATION 0 1 3 5 10  
02/23/26

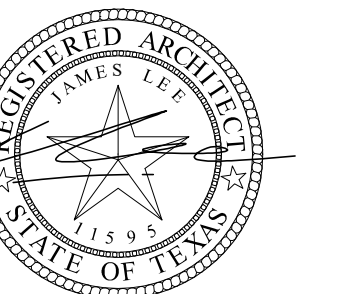


RIGHT ELEVATION

REVISION:  
DATE: 05/01/26

RESTAURANT RE-DEVELOPMENT  
3103 E FM528 Road, Friendswood, Texas 77546

Citiscap  
Architecture and  
Planning



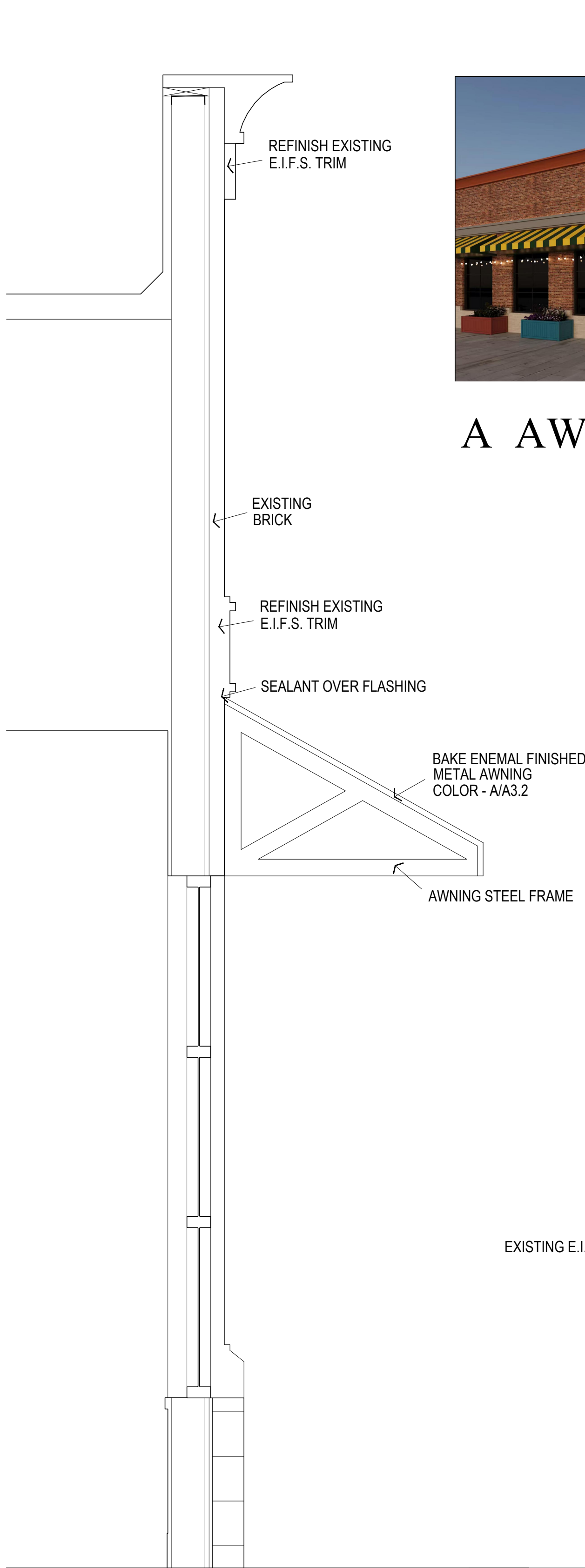
6200 Savoy Drive, Suite 500, Houston, Texas 77056 (713) 783-3188

Building Elevation

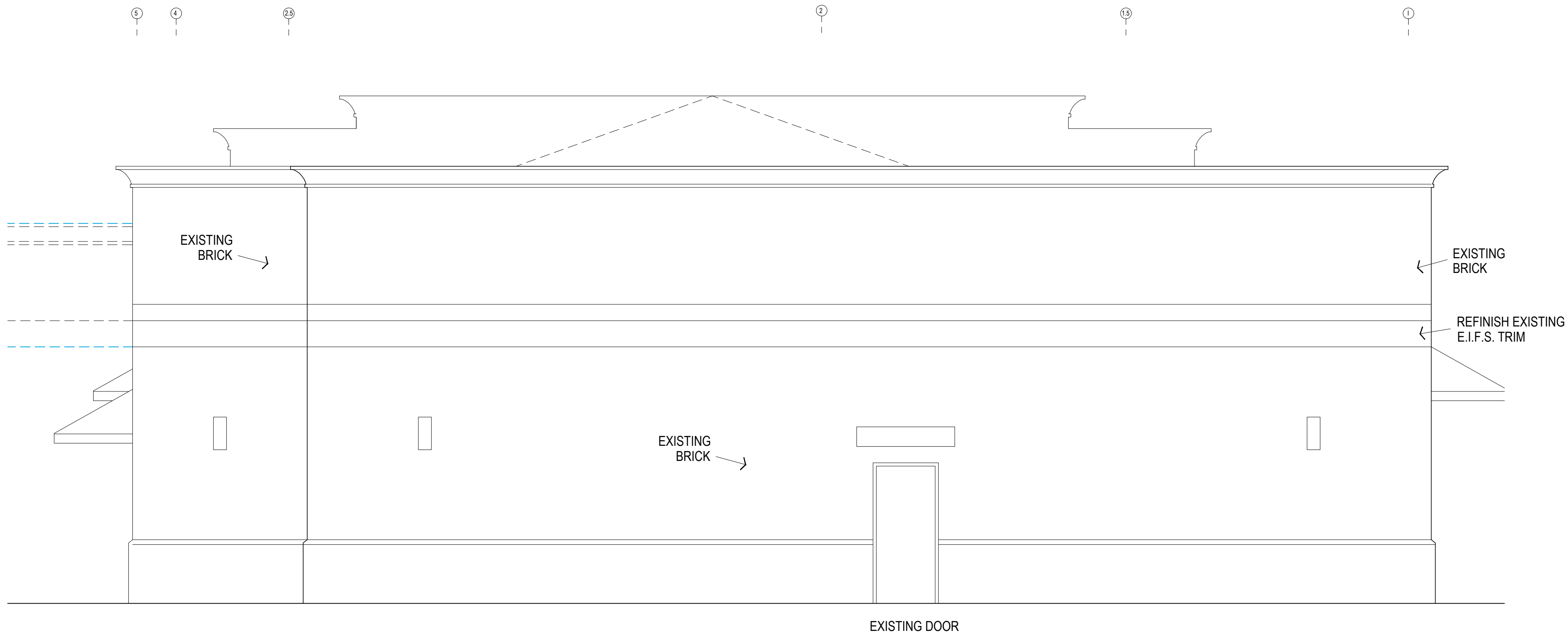
DWG. TITLE:  
JOB NO.: 251002  
SCALE: 1/4" = 1'-0"  
DRAWN:  
CHECKED:  
DWG. NO.:

A4.1

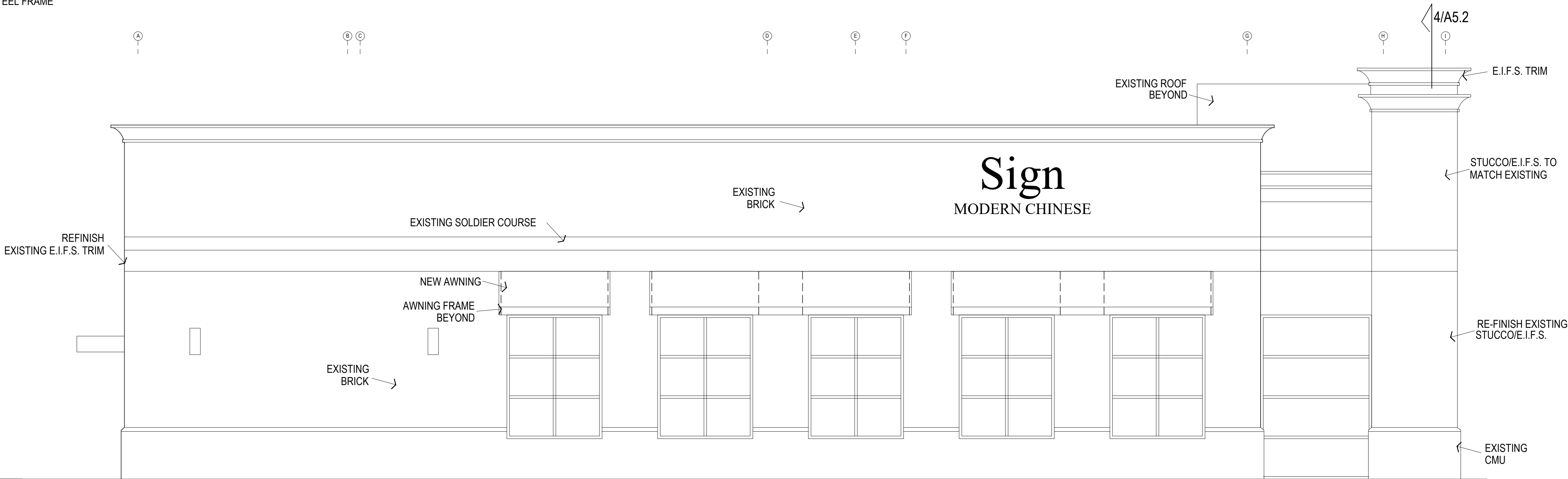




A AWNING FIN.



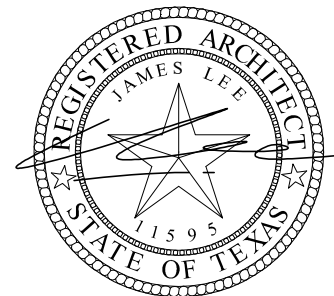
REAR ELEVATION 02/23/26



LEFT ELEVATION

RESTAURANT RE-DEVELOPMENT  
3103 E FM528 Road, Friendswood, Texas 77546

Citiscap  
Architecture and  
Planning



6209 Savoy Drive, Suite 500, Houston, Texas 77056 (713) 783-3188

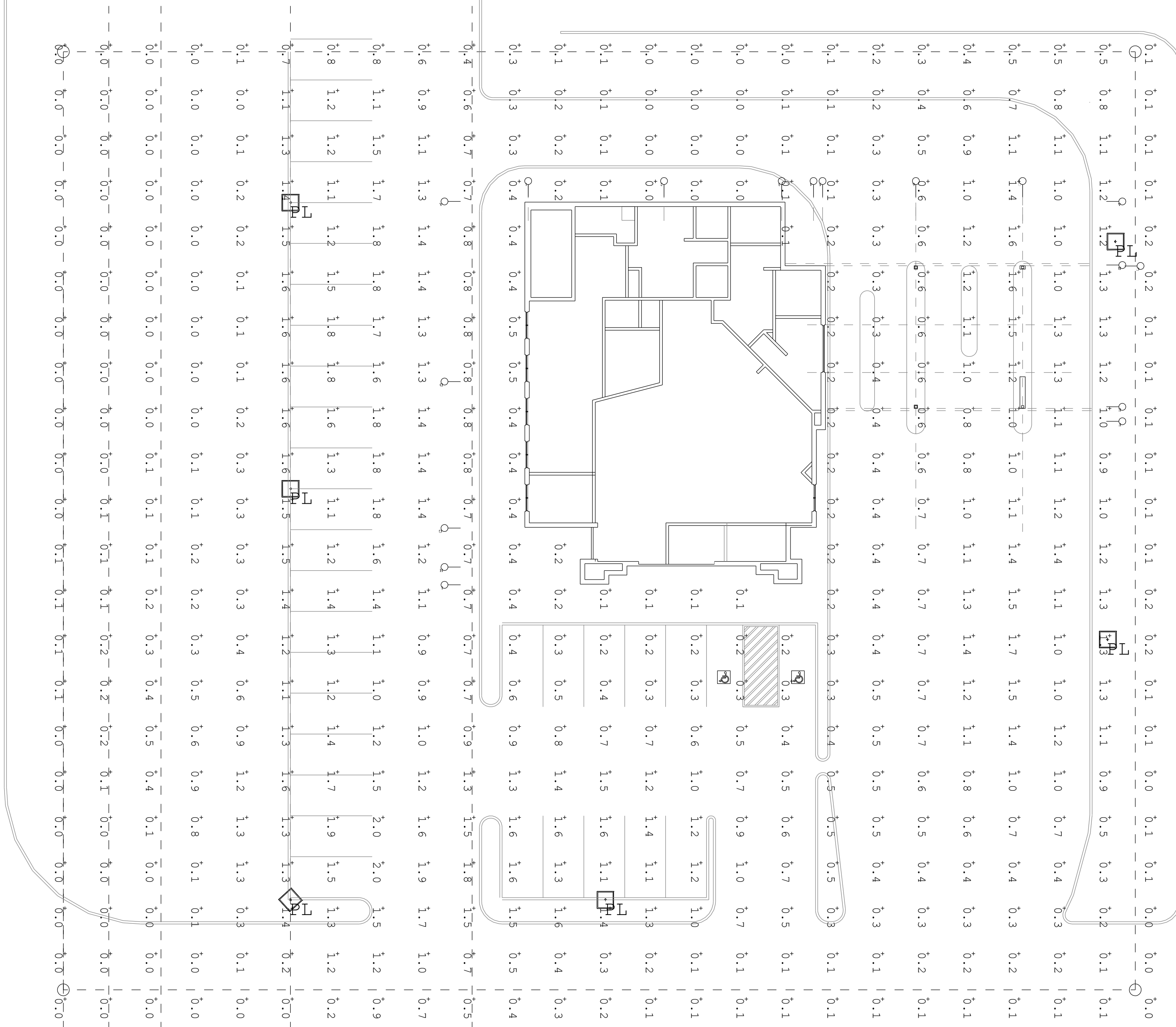
Building Elevation

DWG. TITLE:  
JOB NO.: 251002  
SCALE: 1/4" = 1'-0"  
DRAWN:  
CHECKED:  
DWG. NO.:

A4.2



**Luminaries data is obtained according to IES procedures under laboratory conditions. field results may differ from computer model due to many factors, including: ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.**



| Luminaire Schedule                                                                  |     |                       |             |                       |     |       |                     |                    |                |
|-------------------------------------------------------------------------------------|-----|-----------------------|-------------|-----------------------|-----|-------|---------------------|--------------------|----------------|
| Symbol                                                                              | Qty | Label                 | Arrangement | Description           | Tag | LLF   | Luminaire<br>Lumens | Luminaire<br>Watts | Total<br>Watts |
|  | 6   | PRV-PA1A-740-U-T3-HSS | Single      | PRV-PA1A-740-U-T3-HSS | PL  | 1.000 | 5592                | 54                 | 324            |

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| CalcPts 3           | Illuminance | Fc    | 0.62 | 2.0 | 0.0 | N.A.    | N.A.    |

## SITE PHOTOMETRIC CALCULATION

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

[illegible]

**BJGA  
DESIGNS  
LLC**

**ENG. FIRM F-12766**

BJGADESIGNS@GMAIL.COM  
832-421-6178

Copyright © 2026 BJGA DESIGNS, LLC  
Drawings, calculations and specifications are instruments of service and shall remain property of BJGA Designs, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to BJGA Designs LLC. Contractor is responsible for confirming and correlating existing conditions at the job site. BJGA Designs, LLC will not be responsible for construction means, techniques, sequences or procedures, or the safety precautions and programs in connection with this project.

PROJECT NAME:  
SZECHUAN BISTRO

PROJECT ADDRESS:  
3103 E FM 528  
FRIENDSWOOD, TX 77546

OWNER:

ISSUES & REVISIONS:  
REV0.: ISSUED FOR PERMIT 8/08/2026



SITE  
PHOTOMETRIC  
CALCULATION  
& CUTSHEET  
**E-0.00**





## ***FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM***

Meeting Date: September 10, 2026

Subject: Receive the August DRC Report and 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.

### **IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

### **RECOMMENDATIONS**

### **ATTACHMENTS**

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

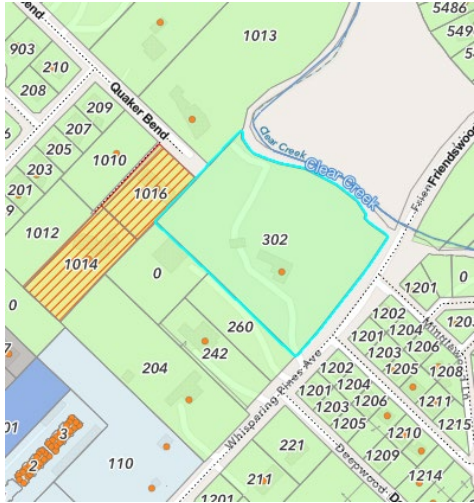
# COMMUNITY DEVELOPMENT DEPARTMENT

## MONTHLY DRC REPORT

### AUGUST 2026



| Project                                                                         | Current Zoning | Zone Change Required? Y/N | Issues discussed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Location |
|---------------------------------------------------------------------------------|----------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>5.2 Acres on FM 528 near Windsong</b><br><br>Gas station and shopping center | NC             | N                         | <input type="checkbox"/> Zone change<br><input checked="" type="checkbox"/> Meets Future Land Use Map<br><input checked="" type="checkbox"/> Plat required; area of conflict needs resolution<br><input type="checkbox"/> Eligible for Certificate of Platting Exemption<br><input checked="" type="checkbox"/> Site plan approval required<br><input checked="" type="checkbox"/> Community Overlay District<br><input type="checkbox"/> Downtown District<br><input checked="" type="checkbox"/> Water service available – 12" along FM 528<br><input checked="" type="checkbox"/> Sewer service available – Private grinder pump and discharge to manhole across FM 528 on Desota Street<br><input checked="" type="checkbox"/> On-site detention required<br><input type="checkbox"/> May be eligible for regional detention<br><input type="checkbox"/> High hazard flood zone(s)<br><input checked="" type="checkbox"/> Pipelines and abandoned active oil wells<br><input checked="" type="checkbox"/> TxDOT Permits required<br><br>Misc Notes: Landscape buffers required since property is adjacent to residential; 5-ft sidewalks required along FM 528; school proximity is a concern regarding the sale of alcohol |          |

|                                                                                                             |     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
|-------------------------------------------------------------------------------------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p><b>302 Whispering Pines</b></p> <p>Single family residence – 15,000 sqft plus barn and swimming pool</p> | SFR | No | <div> <div> <input type="checkbox"/> Zone change <input checked="" type="checkbox"/> Meets Future Land Use Map <input checked="" type="checkbox"/> Plat required <input type="checkbox"/> Eligible for Certificate of Platting Exemption <input type="checkbox"/> Site plan approval required <input type="checkbox"/> Community Overlay District <input type="checkbox"/> Downtown District <input checked="" type="checkbox"/> Water service available <input checked="" type="checkbox"/> Sewer service available <input checked="" type="checkbox"/> On-site detention required <input type="checkbox"/> May be eligible for regional detention <input checked="" type="checkbox"/> High hazard flood zone(s) – mitigation required on-site <input type="checkbox"/> Pipelines and abandoned active oil wells <input type="checkbox"/> TxDOT Permits required </div> <p>Misc Notes: sidewalk existing; fire sprinkler system recommended</p> </div> |  |
|-------------------------------------------------------------------------------------------------------------|-----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|





## CITY OF FRIENDSWOOD

### MONTHLY BUSINESS REPORT - AUGUST 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  |
|---------------------------------------|----------------------------------|--------|---------|
| Parkwood American Grille, LLC         | 2131 W Parkwood Ave              | ALTER  | CSC     |
| Sterling Falls Venue - Temp CO        | 2600 S Friendswood Drive         | NEW    | CSC     |
| Thomas Manor Senior Living 1 Inc      | 2277 Thomas Trace                | NEW    | CSC/SUP |
| Family Animal Hospital of Friendswood | 1506 E Winding Way Ste 110-606   | TO     | CSC     |
| Tried N True Roofing Company          | 1506 E Winding Way Ste 110-607   | TO     | CSC     |
| Fuentez Law, PLLC                     | 307 S Friendswood Dr. Suite A1-B | TO     | DD      |

#### **New commercial permits issued:**

|                       |                      |     |
|-----------------------|----------------------|-----|
| The Edge – Building A | 401 W Edgewood Drive | CSC |
| The Edge – Building B | 395 W Edgewood Drive | CSC |
| The Edge – Building C | 391 W Edgewood Drive | CSC |

#### **New multi-family permits issued:**

None

#### **Commercial Add/Alter/Demo permits issued:**

|                             |                       |                                       |
|-----------------------------|-----------------------|---------------------------------------|
| Pho and Baguette Restaurant | 106 N Friendswood Dr. | Remodel former Whataburger restaurant |
| PAWSH Dog Grooming          | 512 N Friendswood Dr. | Interior remodel                      |

#### **Zone Changes:**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| 402 E Edgewood Dr | Amend PUD/SUP to allow additional uses – retail and office types |
|-------------------|------------------------------------------------------------------|

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; 2<sup>nd</sup> floor conference room at City Hall

- Continue to work on Strategic Goals

#### **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 – DRAFT chapters are available for review on the project site: [Comprehensive Plan 2025-2026](#)