

Tannos Plaza 6 Site Plan

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POWERS BROWN ARCHITECTURE



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Houston, Texas 77002

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17-00002924 – Parking Analysis

Project information:

Scope: Four Story Office Building (with future 1st floor retail)

Location: 505 -509 South Friendswood Drive.

Lot 2, Block 4 of Friendswood Subdivision

Zoning District: Downtown District (DD)

Building Square-footage:

Fourth Floor (Office intended Use) = 15,522 sf

Third Floor (Office intended Use) = 15,522 sf

Second Floor (Office intended Use) = 15,025 sf

First Floor (Office intended Use) = 7,308 sf

✓ **53,377 sf Total Office Space**

First Floor (Office/Retail intended Use) = 17,308 sf Total

- 7,308 sf office area from above

- (1,000 sf bar area)

=9,000 sf Total Restaurant Space

*Parking Requirement:

In compliance with Appendix C as indicated within the July 2017 Design Criteria Manual, parking requirements for the subject facility are calculated as follows:

Therefore, per Appendix C – Parking Table Group:

Office Space Parking: 95 spaces = (3.8 spaces/1,000 gsf up to 25,000[✓]sf)
+ 96 spaces = (3.4 spaces/1,000 gsf of 28,377[✓]sf)

Therefore = 191[✓] spaces required

Restaurant Space Parking: 90 spaces (10 spaces/1,000 gsf of 9,000 sf)

Therefore = 90[✓] spaces required

Bar Area Parking: 15 spaces (15 spaces/1,000 gsf of 1,000 sf)

Therefore = 15[✓] spaces required

Total parking space requirement = 191 + 90 + 15 = 296 spaces > 224 (total parking spaces currently providing)

*Per Code of Ordinances of the City of Friendswood, Texas:

Section 7. – Schedule of District Regulations

- I. *Downtown District (DD), general purpose and description. This district is designed to accommodate and promote Friendswood's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the planning and zoning commission.*

In support of above section, Section 8. – Supplementary District Regulations reads:

- N. *Downtown District supplemental requirements. These supplemental requirements shall apply only to new developments within the Downtown District or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by appendix C, subsection 6.D.*
1. *Geographic limits. The geographic limits of the Downtown District are as shown on the Downtown District Map. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.*
 2. *General purpose and description. The Downtown District (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.*
 3. *Parking.*
 - a. *Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.*
 - b. *Shared parking areas shall be allowed.*
 - c. *Shared access agreements shall be required between adjacent developments.*
 - d. *On-street parking shall be in accordance with subsection F.I.C., shown previously in this ordinance.*
 - e. *Development plans shall indicate how freight and goods will be delivered.*
 - f. *Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.*
 - g. *All such required documentation shall be presented before a development plan is approved.*

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Shared Parking Analysis:

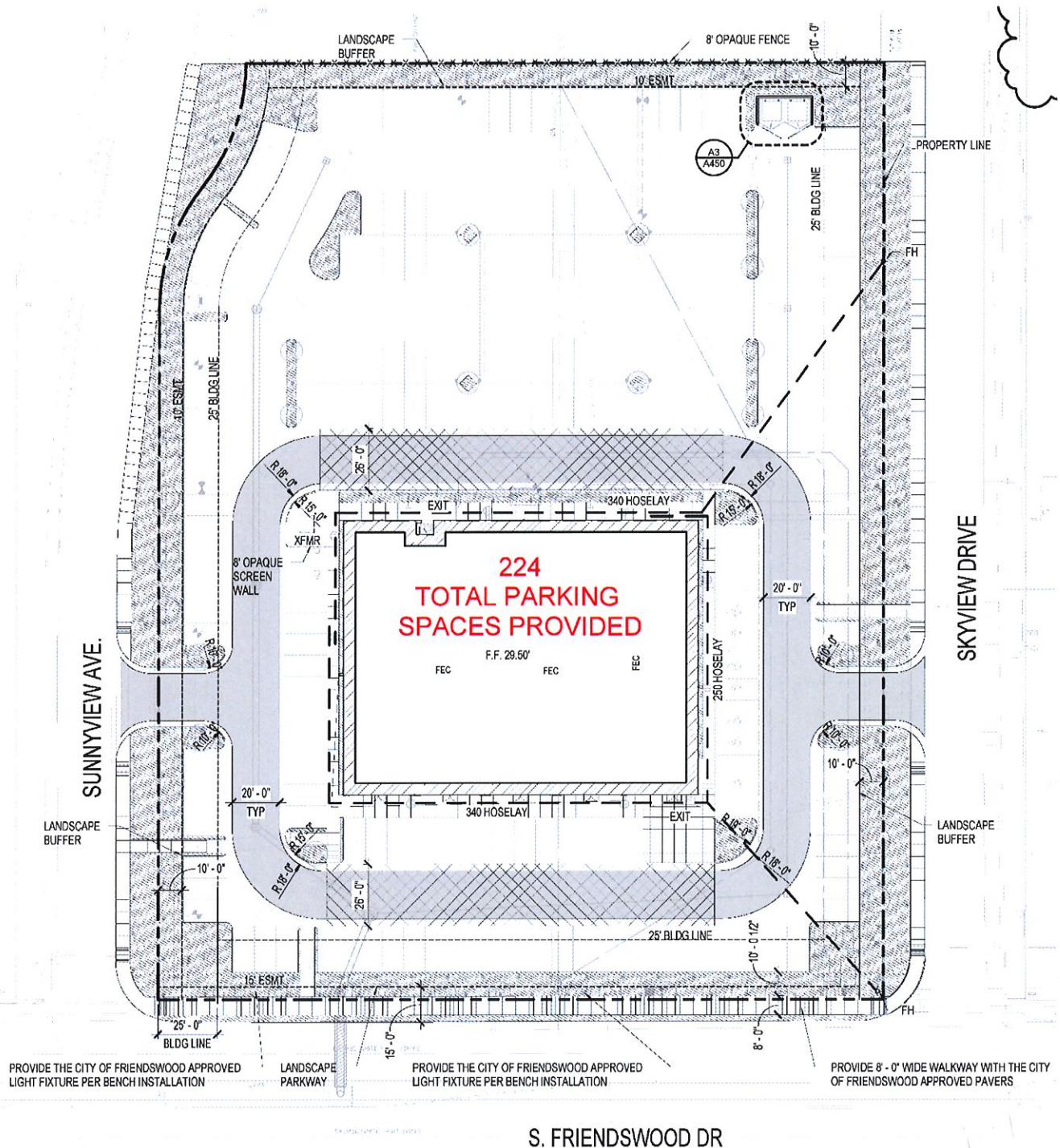
Class	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
1	Office	191	9.55	191	57.3	9.55	0	19.1	0	0
	Financial Facility	0	0	0	0	0	0	0	0	0
2	Apartment	0	0	0	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0	0	0	0
3	Clinic (Medical Complex)	0	0	0	0	0	0	0	0	0
	Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0
	Veterinary Clinic	0	0	0	0	0	0	0	0	0
4	Industrial/Warehouse/ Manufacturing	0	0	0	0	0	0	0	0	0
5	Church	0	0	0	0	0	0	0	0	0
	Day Care	0	0	0	0	0	0	0	0	0
	School	0	0	0	0	0	0	0	0	0
	Library	0	0	0	0	0	0	0	0	0
	Art Gallery	0	0	0	0	0	0	0	0	0
6	Movie Theater	0	0	0	0	0	0	0	0	0
	Bowling Alley	0	0	0	0	0	0	0	0	0
	Gym/Health Spa	0	0	0	0	0	0	0	0	0
7	Dessert Shop	0	0	0	0	0	0	0	0	0
	Small Restaurant	0	0	0	0	0	0	0	0	0
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0
	Restaurant	90	9	45	67.5	36	13.5	67.5	90	45
	Tavern	0	0	0	0	0	0	0	0	0
	Small Bar	15	0	0	3.75	11.25	0	1.5	12	15
	Bar, club or lounge	0	0	0	0	0	0	0	0	0
8	Retail (excluding shopping center)	0	0	0	0	0	0	0	0	0
9	Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0
	All Others	0	0	0	0	0	0	0	0	0
Total		296	18.55	236	128.55	56.8	13.5	88.1	102	60
		236								
Put 1 if this qualifies as a historic building		0	0							
Total Reduction			0							
PARKING SPACES REQUIRED:		236	8							

Shared Parking Use Criteria:

	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Office	5%	100%	30%	5%	0%	10%	0%	0%
Financial Facility	0%	100%	10%	0%	0%	25%	0%	0%
Apartment	100%	25%	50%	95%	100%	65%	50%	85%
Hotel	100%	10%	50%	85%	100%	10%	50%	75%
Clinic (Medical Complex)	5%	100%	50%	5%	0%	10%	0%	0%
Clinic (Medical or Dental)	0%	100%	25%	0%	0%	25%	0%	0%
Veterinary Clinic	0%	100%	5%	0%	0%	25%	0%	0%
Industrial/Warehouse/ Manufacturing	10%	100%	50%	10%	10%	25%	10%	0%
Church	0%	5%	25%	0%	10%	100%	40%	0%
Day Care	0%	100%	5%	0%	0%	5%	0%	0%
School	0%	100%	5%	0%	0%	10%	0%	0%
Library	0%	100%	10%	0%	0%	25%	0%	0%
Art Gallery	0%	75%	50%	0%	0%	100%	60%	0%
Movie Theater	0%	10%	50%	75%	0%	50%	80%	100%
Bowling Alley	0%	10%	50%	85%	0%	40%	75%	100%
Gym/Health Spa	50%	25%	100%	10%	10%	50%	10%	5%
Dessert Shop	0%	25%	100%	75%	0%	25%	100%	85%
Small Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
Neighborhood Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
Tavern	0%	0%	25%	75%	0%	10%	80%	100%
Small Bar	0%	0%	25%	75%	0%	10%	80%	100%
Bar, club or lounge	0%	25%	75%	75%	0%	40%	80%	100%
Retail (excluding shopping center)	5%	50%	75%	10%	5%	100%	75%	10%
Auto Parts and Supply Store	0%	50%	75%	0%	0%	100%	50%	0%

Park

Current Off Site Parking Provided: 224 parking spaces



Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: February 28, 2018
Re: Tannos Plaza 6
Commercial Site Plan

Project Description: Commercial site plan for a mixed-use, four story building to be located at 505 S. Friendswood Drive.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current City code with the following exception:

- 1) Shared parking agreement and mixed-use shared parking analysis

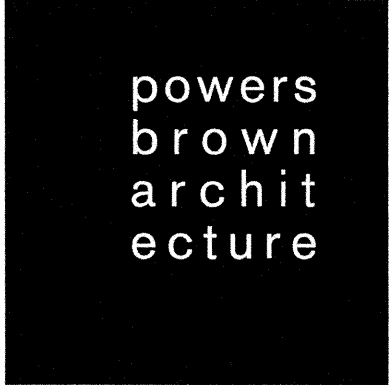
The plan is subject to review and approval by the Planning and Zoning Commission.

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505 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

ARCHITECTS PROJECT # 161192

TDLR#: EABPRJB8801025

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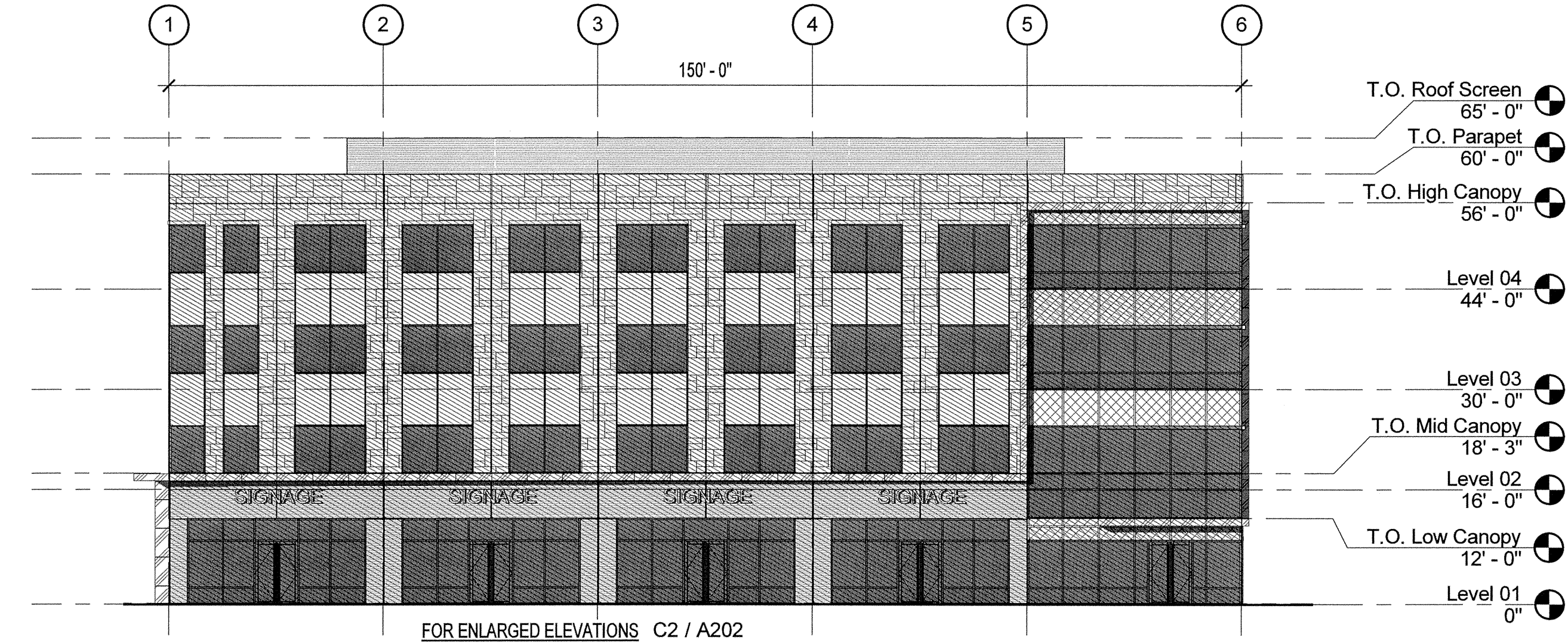
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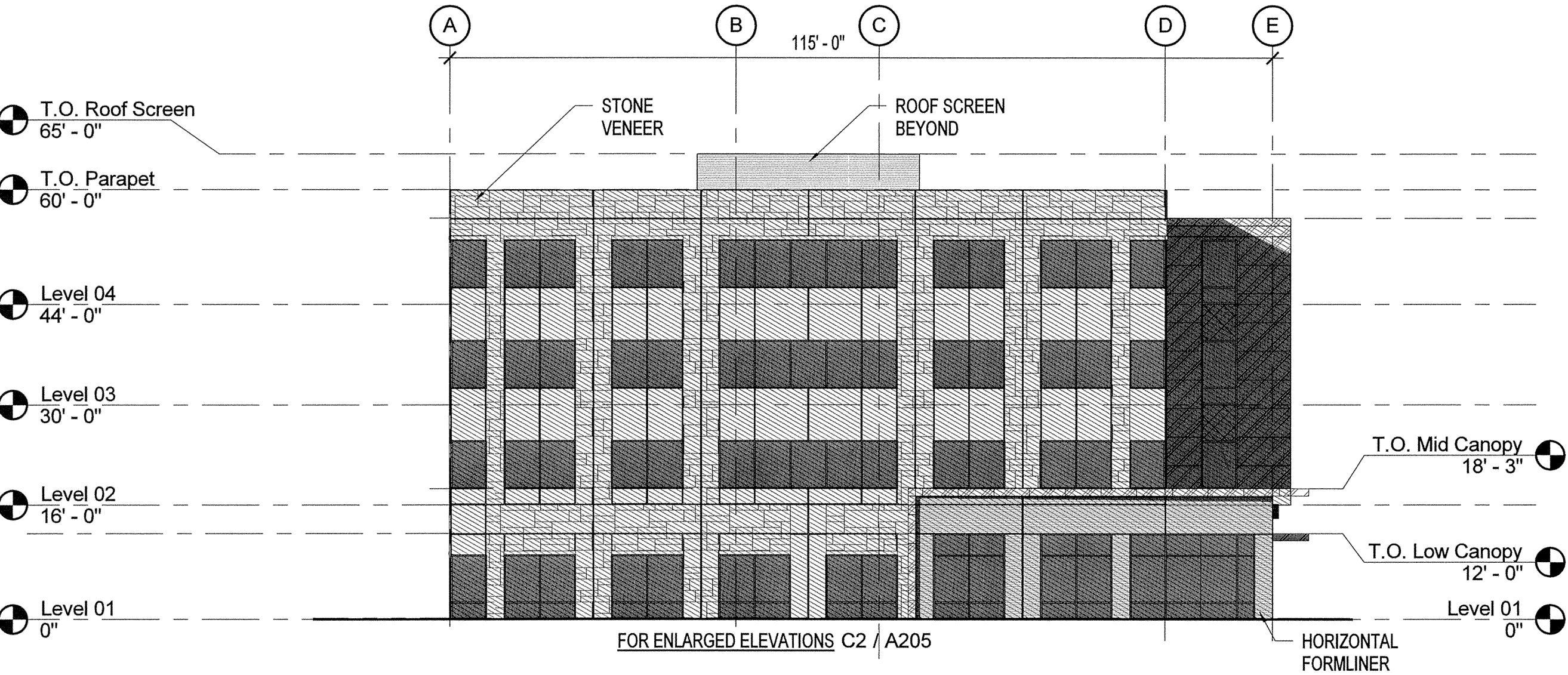
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SOUTH ELEVATION-DIAGRAM

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



WEST ELEVATION-DIAGRAM

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

LEGEND

- INDICATES FENESTRATION
- INDICATES WALL

FENESTRATION CALCULATION:

EAST - ROW (SKYVIEW TERRACE)

AREA OF PRIMARY WALL/GROUND FLOOR = 1,975 SF X 40% = 790 SF (MIN) FENESTRATION REQUIRED
937 SF FENESTRATION PROVIDED

EAST - ROW (SKYVIEW TERRACE)

AREA OF UPPER FLOORS = 4,865 SF X 25% = 1,217 SF (MIN) FENESTRATION REQUIRED
1,873 SF FENESTRATION PROVIDED

FENESTRATION CALCULATION:

NORTH - DOES NOT FACE A ROW

AREA OF FLOOR NOT FACING ROW = 9,000 SF X 25% = 2,250 SF (MIN) FENESTRATION REQUIRED
2,936 SF FENESTRATION PROVIDED

LEGEND

- INDICATES FENESTRATION
- INDICATES WALL

FENESTRATION CALCULATION:

SOUTH - ROW (S. FRIENDSWOOD DR.)

AREA OF PRIMARY WALL/GROUND FLOOR = 2,820 SF X 40% = 1,128 SF (MIN) FENESTRATION REQUIRED
1,859 SF FENESTRATION PROVIDED

SOUTH - ROW (S. FRIENDSWOOD DR.)

AREA OF UPPER FLOORS = 6,180 SF X 25% = 1,545 SF (MIN) FENESTRATION REQUIRED
2,160 SF FENESTRATION PROVIDED

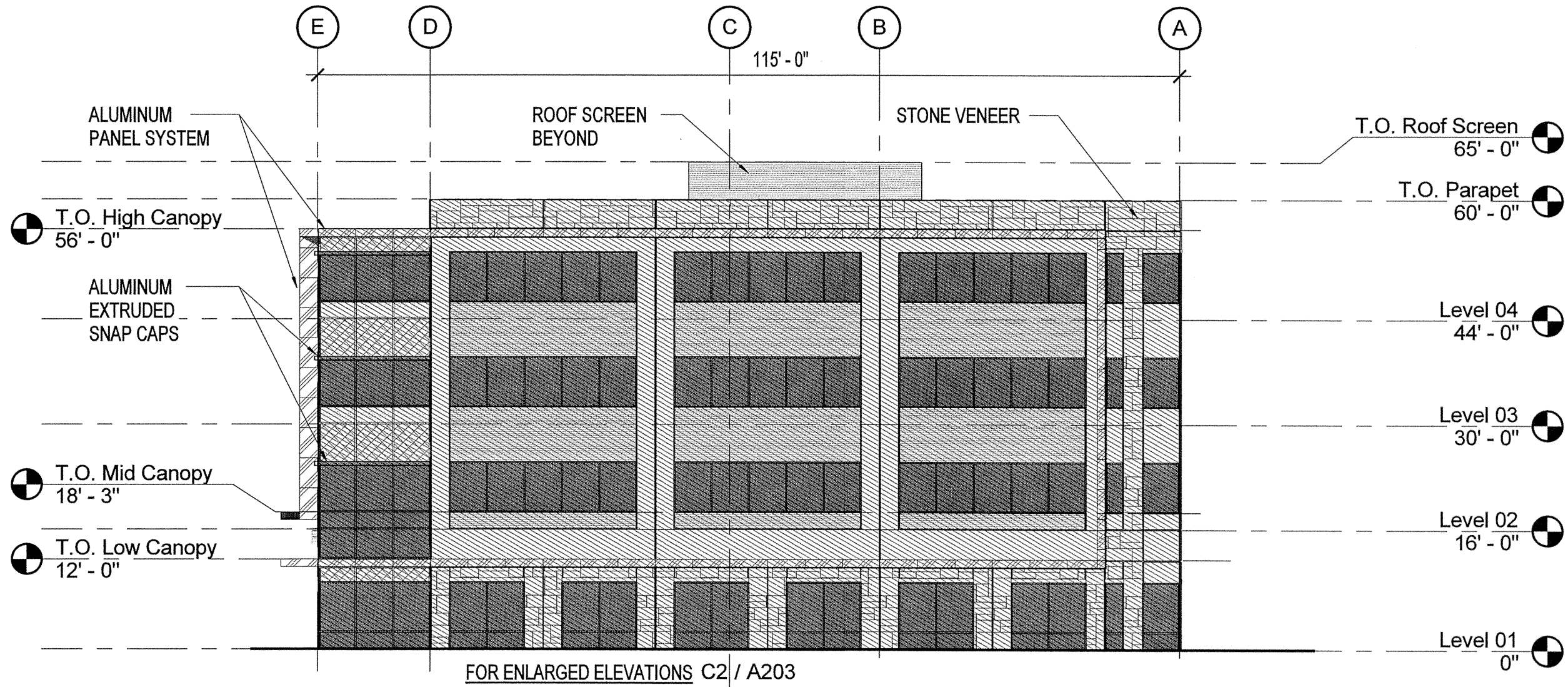
FENESTRATION CALCULATION:

WEST - ROW (SUNNYVIEW AVE.)

AREA OF PRIMARY WALL/GROUND FLOOR = 1,840 SF X 40% = 736 SF (MIN) FENESTRATION REQUIRED
856 SF FENESTRATION PROVIDED

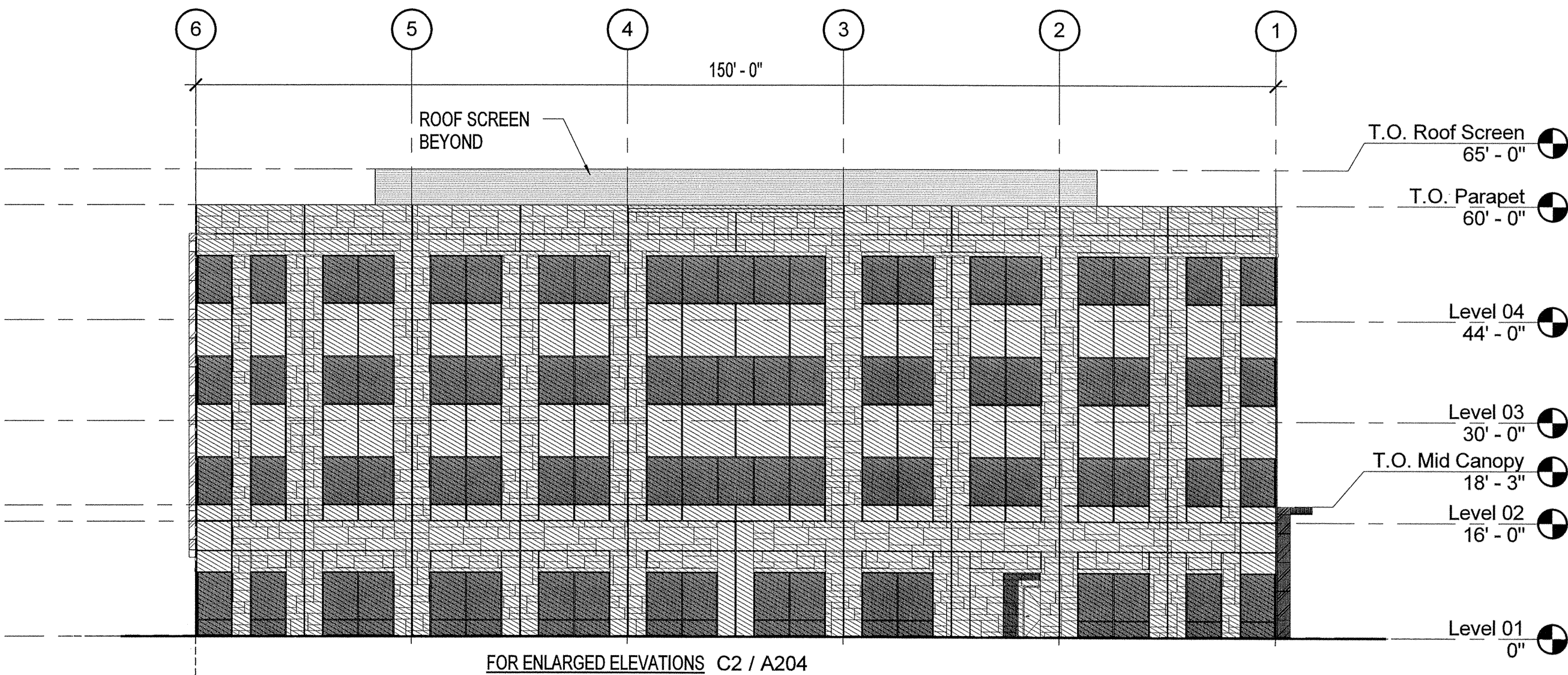
WEST - ROW (SUNNYVIEW AVE.)

AREA OF UPPER FLOORS = 5,100 SF X 25% = 1,275 SF (MIN) FENESTRATION REQUIRED
1,515 SF FENESTRATION PROVIDED



EAST ELEVATION - DIAGRAM

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



NORTH ELEVATION - DIAGRAM

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

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PROJECT TITLE

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GENERAL NOTES

	DATE	REVISION
4	2017-10-31	Addendum 01

PROJECT NO: 161192

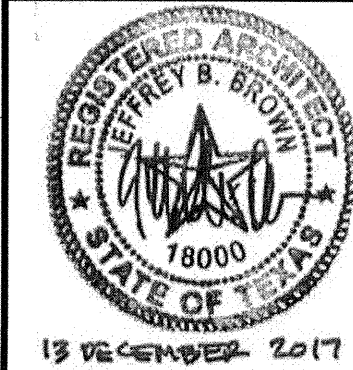
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ELEVATION DIAGRAM -
FENESTRATION

SEAL



SHEET NUMBER

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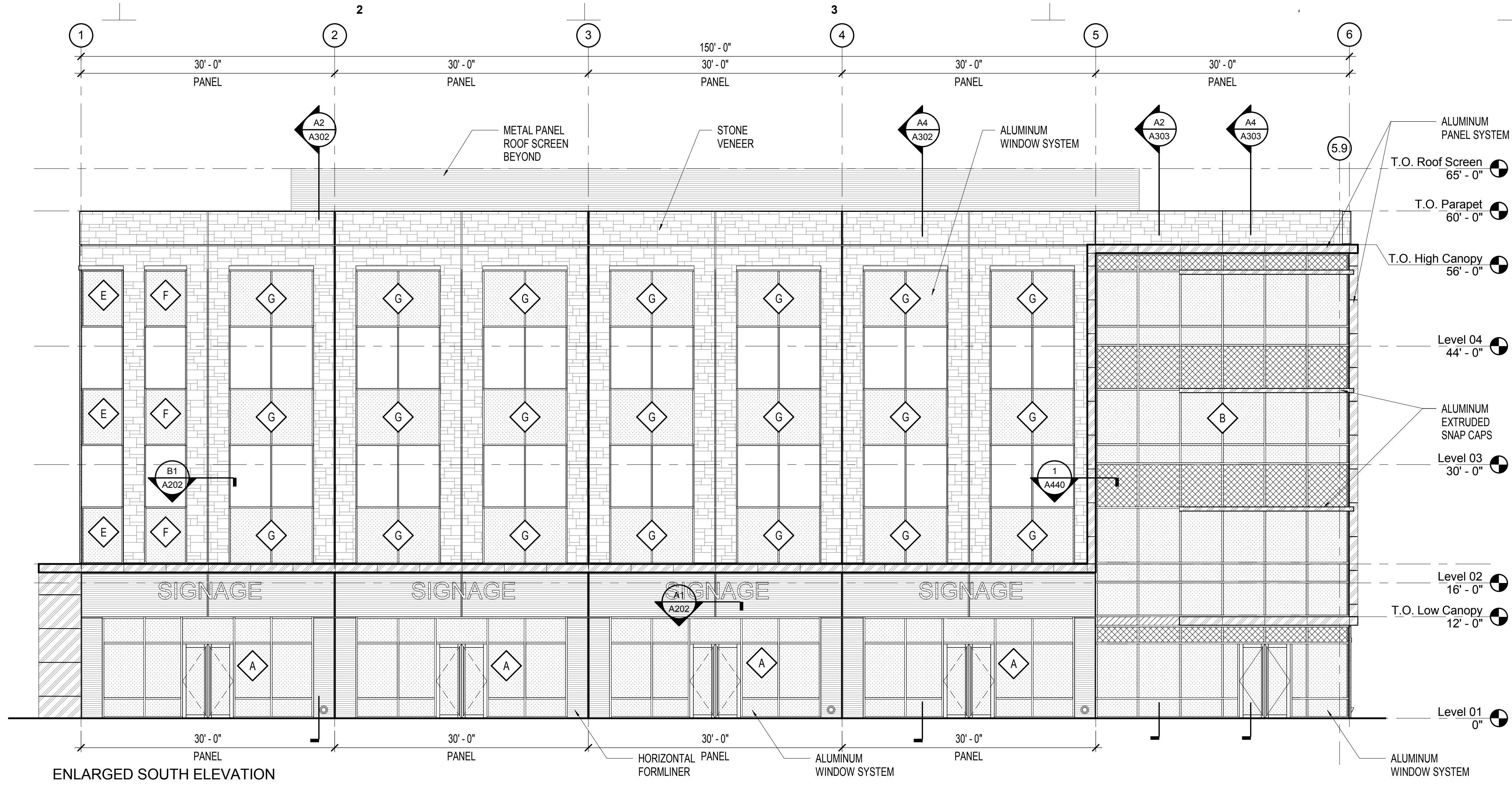
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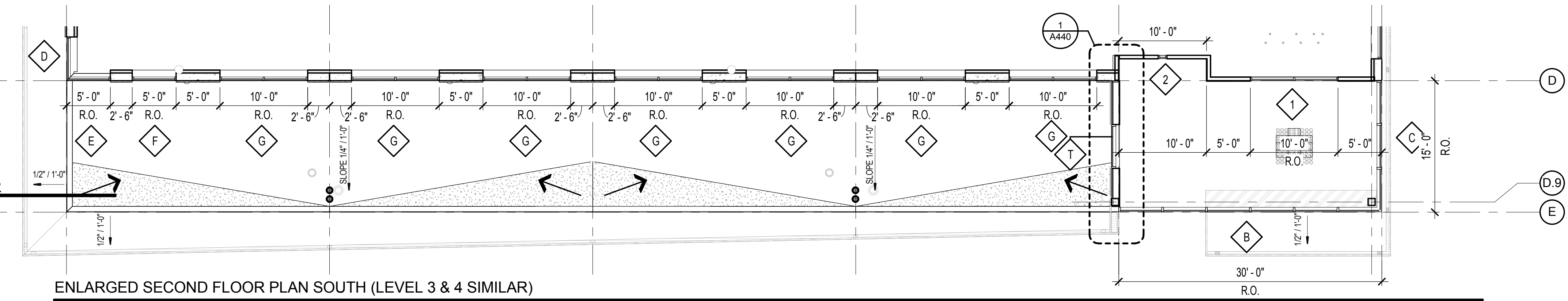
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A1



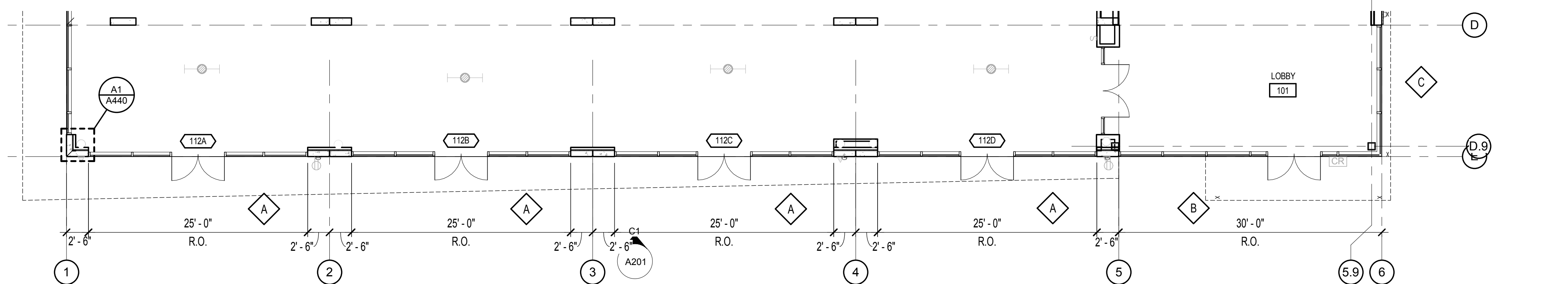
ENLARGED SOUTH ELEVATION

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



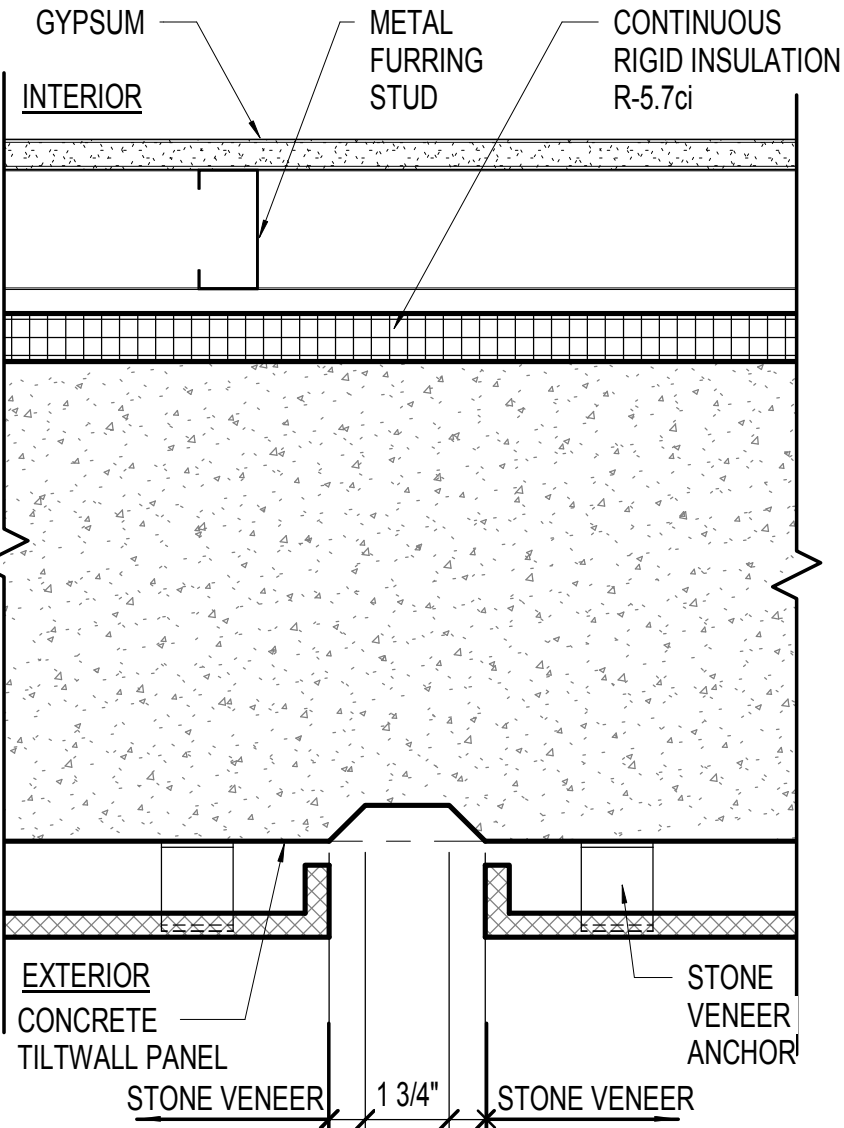
ENLARGED SECOND FLOOR PLAN SOUTH (LEVEL 3 & 4 SIMILAR)

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



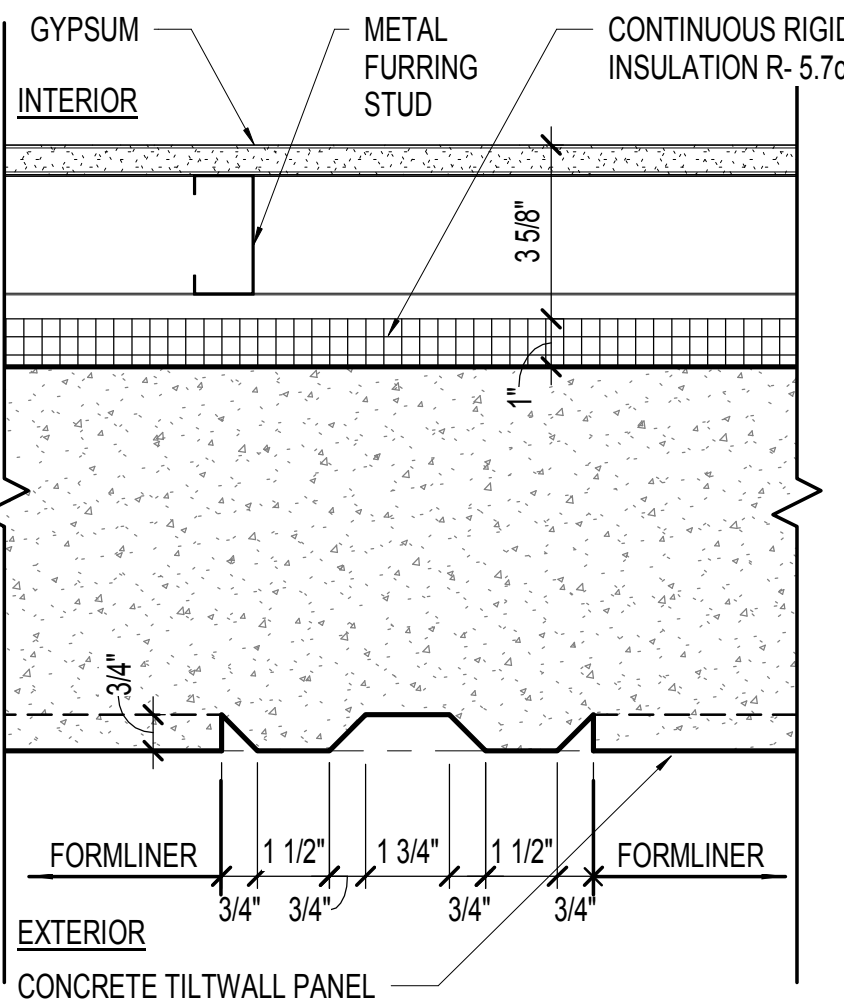
ENLARGED FIRST FLOOR PLAN SOUTH

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



VERTICAL REVEAL @ TW STONE VENEER

SCALE: 3" = 1'-0"



VERTICAL REVEAL @ TW FORMLINER - HORIZONTAL

SCALE: 3" = 1'-0"

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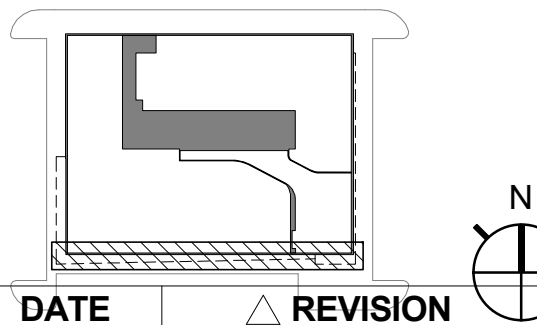
505 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

A PROJECT FOR
TANNOS

GENERAL NOTES

- FIELD PAINT - PPG 1006-2 'SHARK'
- FORMLINER - TO BE PAINTED
ACCENT PAINT COLOR - PPG 1006-5
'SO SUBLIME'
- SPECIFIED STONE - ARRIS-STACK MATRIX
- PREFINISHED METAL
- VISION GLAZING - SUNGUARD SNX 62/27
CRYSTAL GREY
- SPANDREL GLAZING - SUNGUARD SNX
62/27 CRYSTAL GREY W/ MEDIUM GRAY
FRIT ON #4

KEY MAP



DATE	REVISION
2017-04-17	Owner Review
2017-06-22	Pricing Set
2017-09-15	Issue for Permit

PROJECT NO: 161192

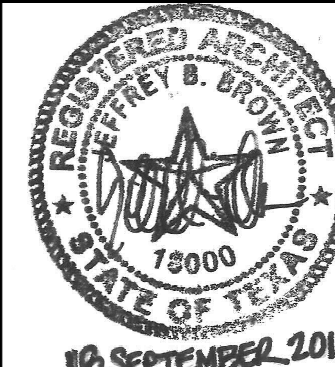
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ENLARGED BUILDING
ELEVATIONS

SEAL



SHEET NUMBER

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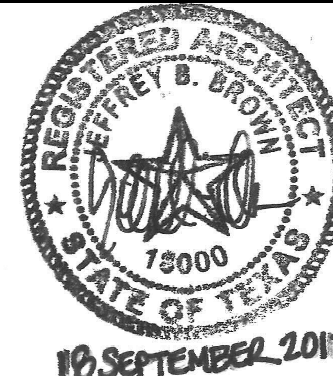
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	FORMLINER - TO BE PAINTED ACCENT PAINT COLOR - PPG 1006-5 'SO SUBLIME'
	SPECIFIED STONE - ARRIS-STACK MATRIX
	PREFINISHED METAL
	VISION GLAZING - SUNGUARD SNX 62/27 CRYSTAL GRAY
	SPANDREL GLAZING - SUNGUARD SNX 62/27 CRYSTAL GRAY W/ MEDIUM GRAY FRIT ON #4

DATE	REVISION

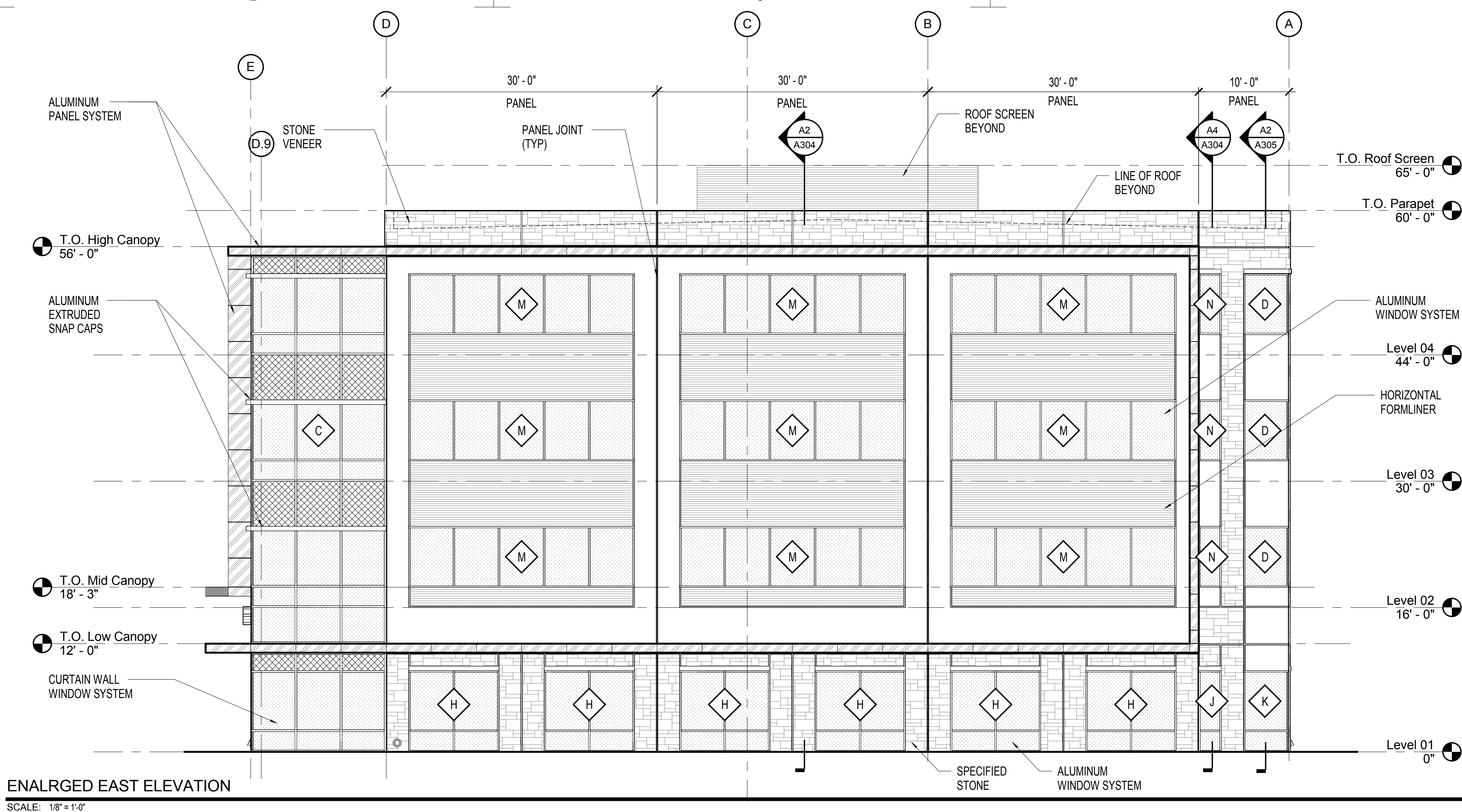
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ENLARGED BUILDING ELEVATIONS

SHEET NUMBER

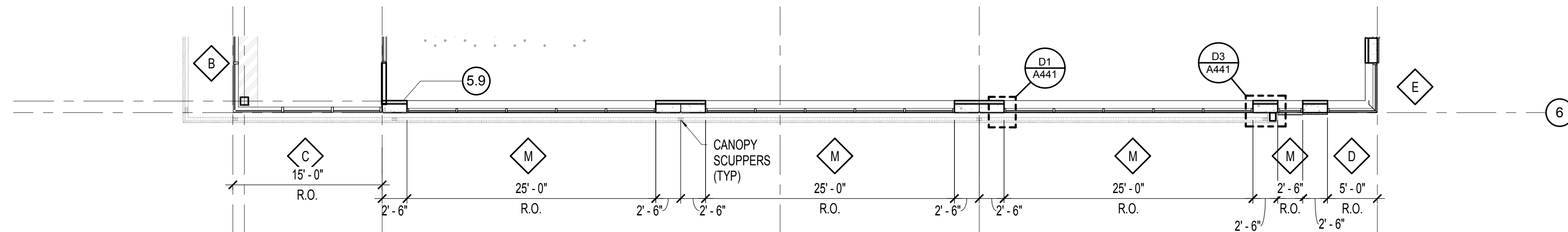


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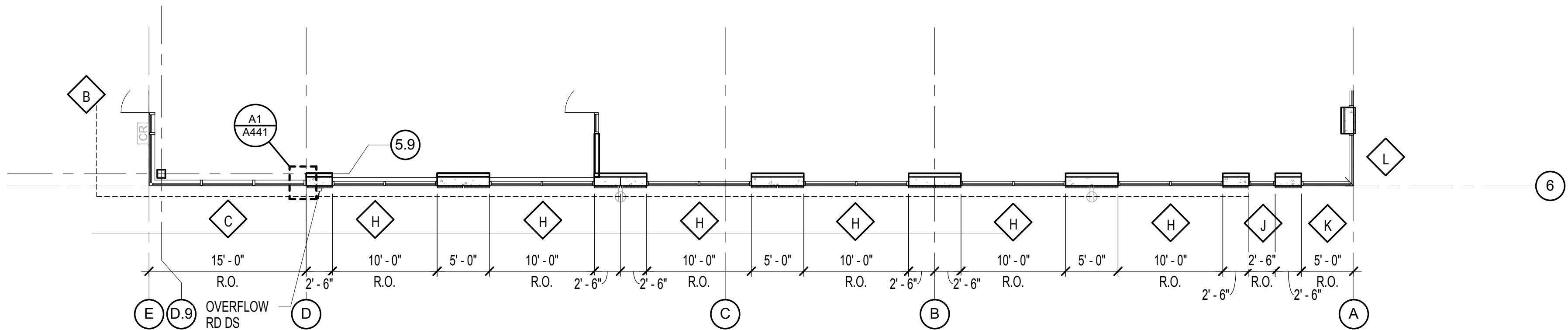
ENALRGED EAST ELEVATION

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



ENLARGED SECOND FLOOR PLAN EAST (LEVEL 03 & 04 SIMILAR)

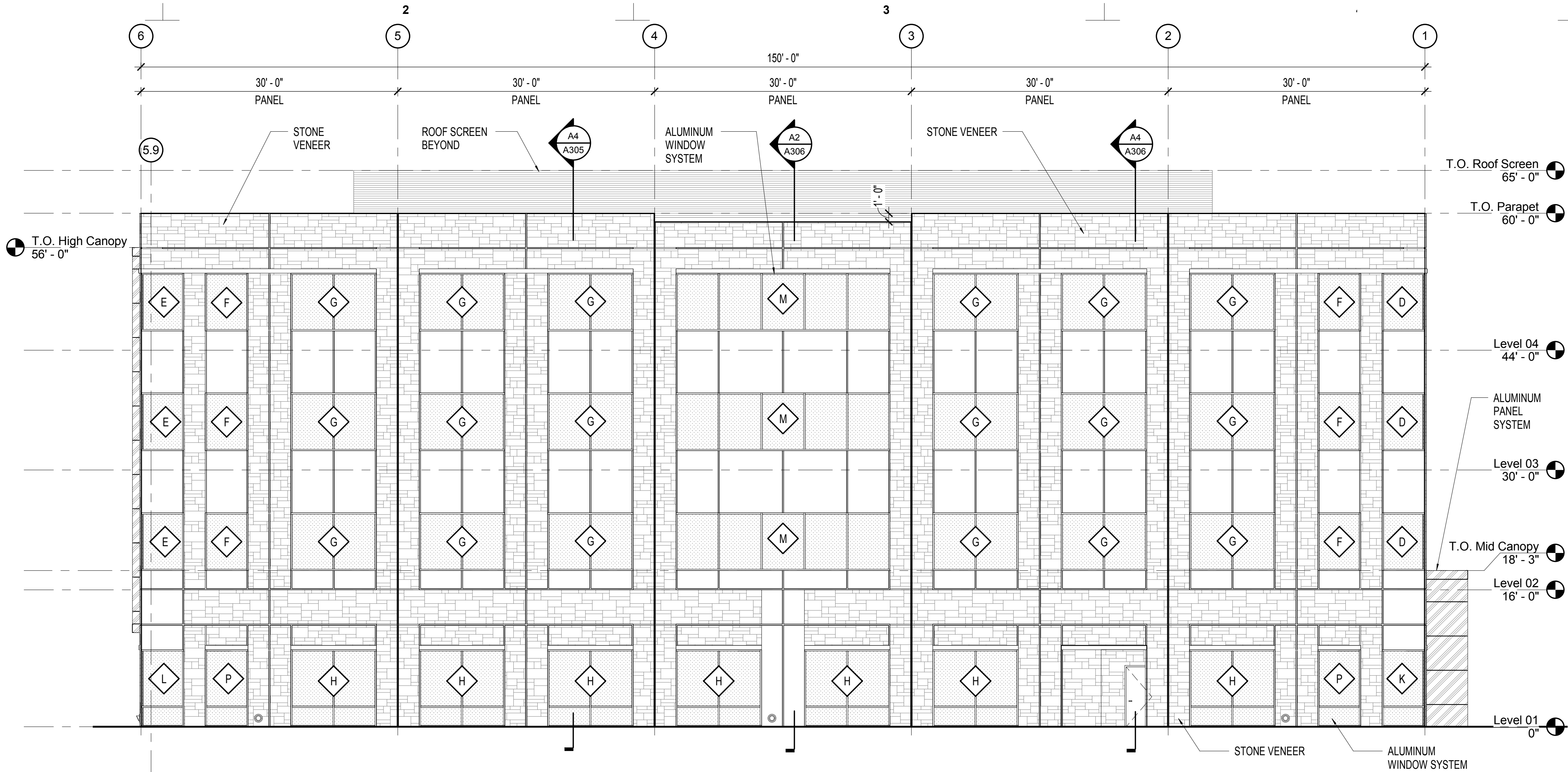
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ENLARGED FIRST FLOOR PLAN EAST

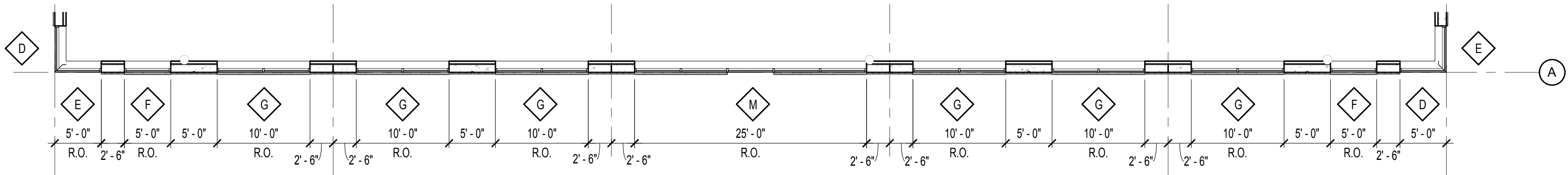
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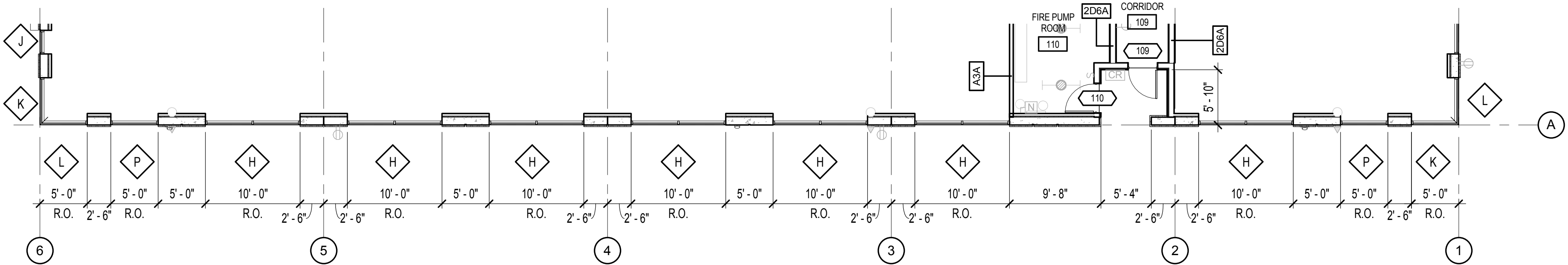
ENLARGED NORTH ELEVATION

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



ENLARGED SECOND FLOOR PLAN NORTH (LEVEL 03 & 04 SIMILAR)

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



ENLARGED FIRST FLOOR PLAN NORTH

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

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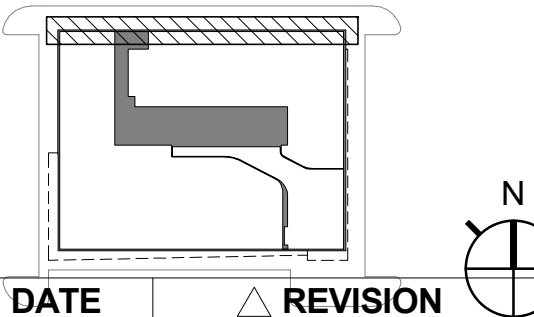
505 SOUTH FRIENDSWOOD DRIVE
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A PROJECT FOR
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KEY MAP



DATE	REVISION
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PROJECT NO: 161192

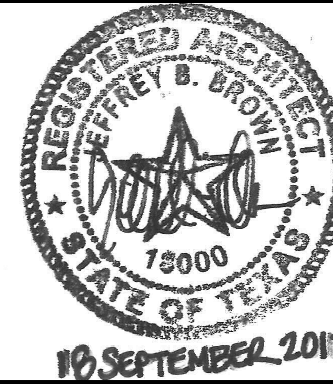
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SHEET TITLE

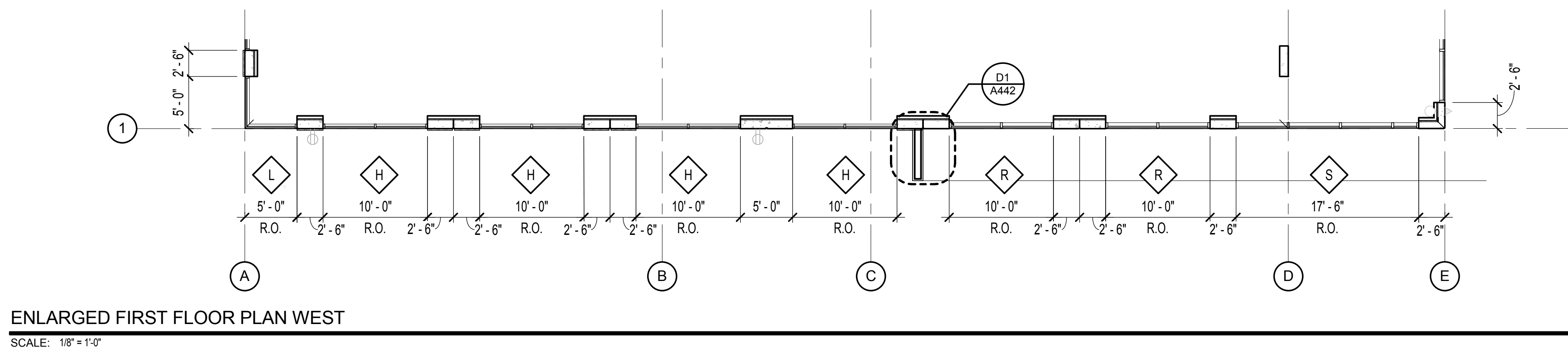
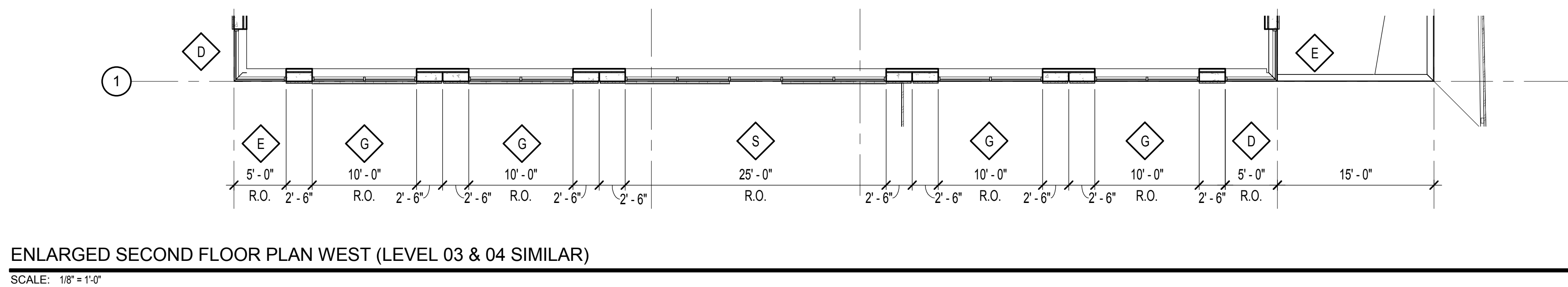
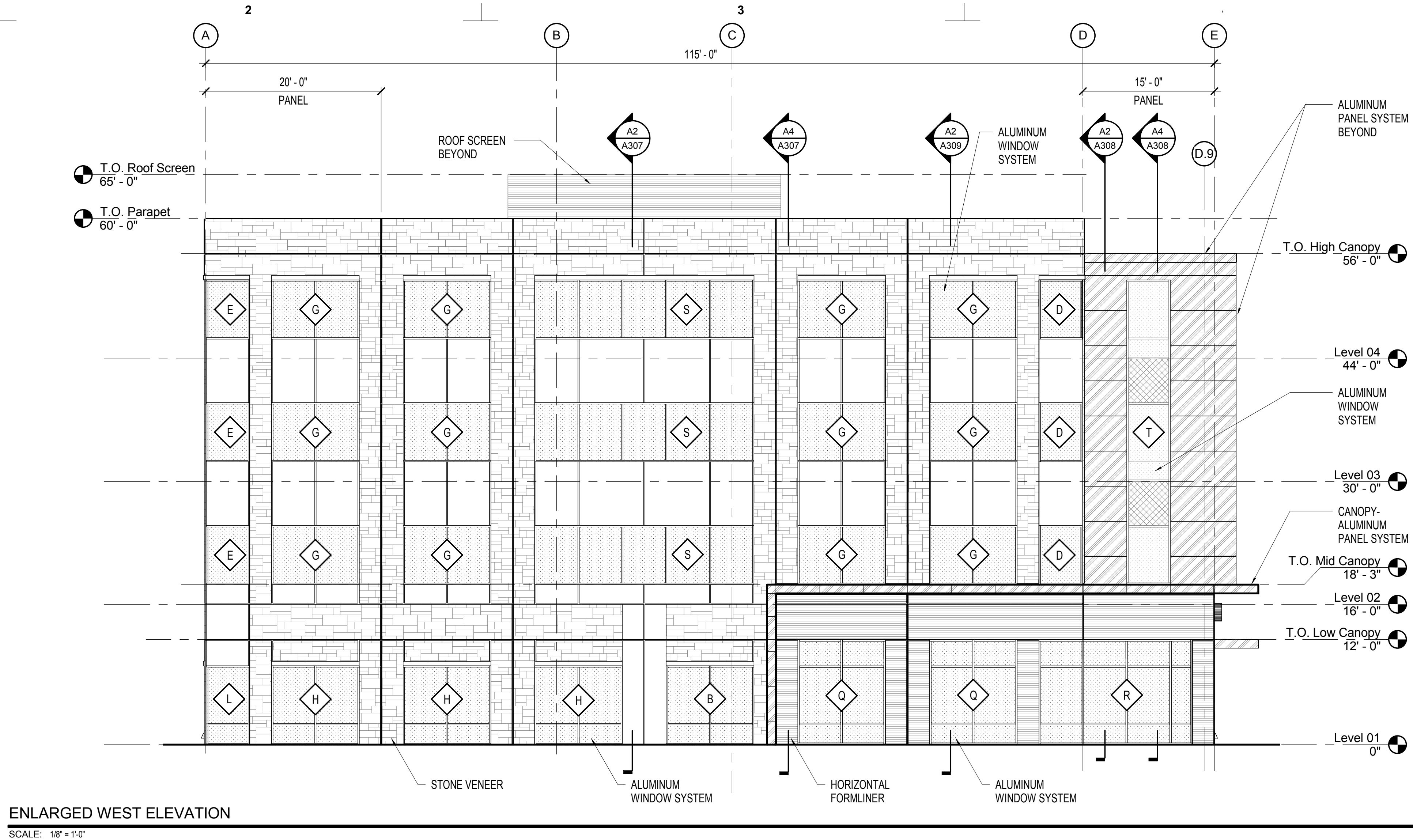
ENLARGED BUILDING
ELEVATIONS

SEAL



SHEET NUMBER

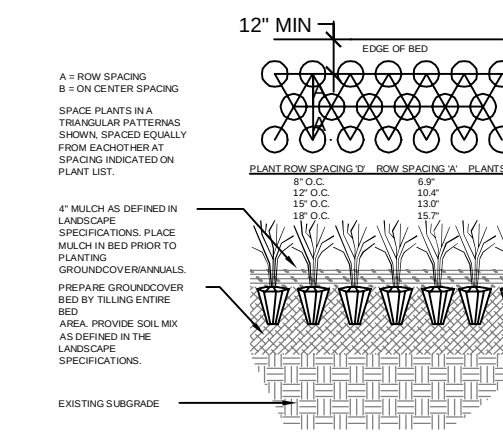
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KEY MAP <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 30%;">DATE</th> <th style="width: 60%;">REVISION</th> </tr> </thead> <tbody> <tr> <td></td> <td>2017-04-17</td> <td>Owner Review</td> </tr> <tr> <td></td> <td>2017-06-22</td> <td>Pricing Set</td> </tr> <tr> <td style="text-align: center;">3</td> <td>2017-09-15</td> <td>Issue for Permit</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			DATE	REVISION		2017-04-17	Owner Review		2017-06-22	Pricing Set	3	2017-09-15	Issue for Permit																								
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PROJECT NO: 161192 DRAWN BY: BL CHECKED BY: RM																																					
SHEET TITLE																																					
ENLARGED BUILDING ELEVATIONS																																					
SEAL	SHEET NUMBER																																				
	A205																																				

Landscape Requirements:

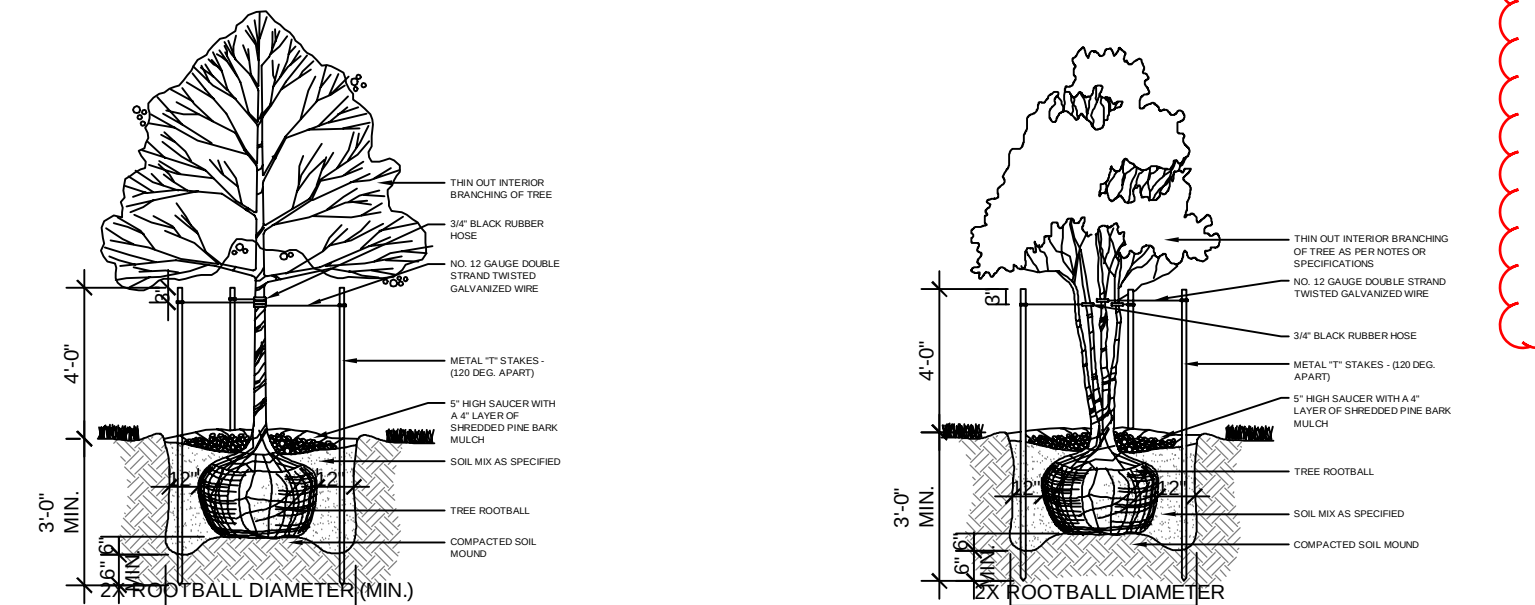
- Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting work.
- All plant materials shall possess the following minimum qualities:
 - Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - All plants shall be heavy, symmetrical, lightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
- Planting mix shall be thoroughly mixed in the following proportions:
 - Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
 - Prepared soil as backfill for shrubs and groundcovers and seasonal color shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bark. Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
- Excavation work and Surface drainage works shall conform to the following requirements:
 - Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another party, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
 - Excavate entire shrub bed to a depth of 6" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
 - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
- Additional work requirements on landscape areas:
 - Prior to installation of any planting works (trees, shrubs, groundcover and grass works), apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be black polypropylene sheet 27 mils thick, 4 oz/sy, grab tensile strength per ASTM D-4632, 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide 30WV "Weed Barrier" or approved substitute.
 - Edge all planting bed areas with Ryerson steel edging to clearly define the edge of the planting bed at the start of the grass areas. Edging shall be Ryerson estate Curb, 18"x4" with new stakes free of rust.
 - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
 - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Thirty Days (30).
 - The Landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, lightening and repair of guys, resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides, sprays, and fungicides as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
 - Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.



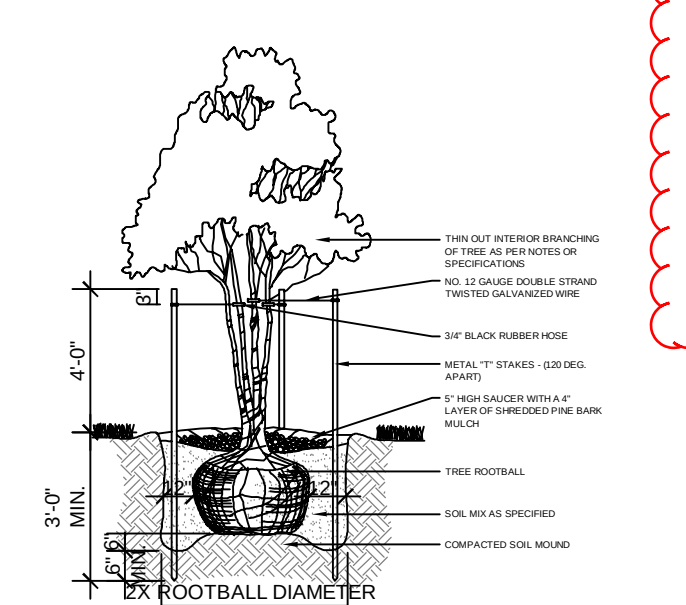
A GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	35	Quercus Virginiana	Live Oak	3-1/2" cal. 65 gal. container; 12' to 14' ht.
MG	19	Magnolia Grandiflora	DD Blanchard Magnolia	3-1/2" cal. 65 gal. container; 12' to 14' ht.
MGa	6	Magnolia Grandiflora	DD Blanchard Magnolia	4" cal. 100 gal. container; 14' to 15' ht.
AH	10	Ilex x Attenuata	Eagleton American Holly	3-1/2" cal. 65 gal. container; 12' to 14' ht. single trunk.
LI	8	Lagerstroemia Indica	Basham Pink Crepenmyrtles	2-1/2" cal. 45 gal. container; 10' to 12' ht. multi trunk
WL	846	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row
KR	164	Rosa Radrazz	Knockout Roses	5 gal. planted at 30" o.c. triangularly spaced.
DB	116	Callistemon Citrinus	Little John Dwarf Bottlebrush	5 gal. planted at 30" o.c. triangularly spaced.
RI	222	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
Color	800	Seasonal Color	Annuals	4" pot planted at 8" o.c. Color/variety to be selected by owner.
Bench	3	Refer to COF requirements	Proposed 6' long vinyl coated bench by Victor Stanley (to be selected).	
Pave	2400 SF	Refer to COF requirements	3 - 50 SF. pad for seatbench + 2250 SF. paver finished sidewalk.	
Tree Well	4			For all tree well areas, install a 4" diameter sch. 40 sump pipe to extend from top of curb all the way to bottom of tree pit. Bottom of tree pit shall be filled with 1/2" layer of washed loose gravel wrapped with filter fabric membrane. The 4" diameter sump pipe shall be situated at the lowest point of the tree pit.
Edge	Verify LF.			Proposed 15" wide crushed black granite band to be located at all landscape island adjacent parking space. Excavate 15" wide channel to a depth of 3". Compact subgrade and install filter fabric membrane prior to installation of crushed black granite material. Use composite bender board as edge restraints.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulched all areas within limits of project including landscape buffer and right of way areas. All areas to be grassed shall be cleaned and fine graded to adhere to civilgrading/ drainage plans.
Fence	270 LF			8'-0" High opaque cedar wood fence to be constructed along this side of site as required by COF.



B SINGLE-TRUNK TREE PLANTING
SCALE: NOT TO SCALE



C MULTI-TRUNK TREE PLANTING
SCALE: NOT TO SCALE

CITY OF FRIENDSWOOD REQUIREMENTS:

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: Webeast Products
Product: Metal benches
Model: BSWBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

E SEATING
SCALE: NOT TO SCALE

Grass Hydromulching Work Requirements:

- Grass works:
 - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratio:
 - Summer Mix: Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
 - Winter Mix: Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
- Slurry Mix Component per Acre shall be Wood cellulose fiber mulch - 2,000 pounds + Grass Seed as specified + fertilizer (13-13-800 pounds).
- Hydromulched seeding on Prepared finished grades:
 - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydrospraying operation to reduce excessive weed growth and erosion.
 - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - Where slope of area to be grassed exceeds a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
 - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:
 - Final acceptance of lawn establishment shall mean that hydroseeded areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

F PAVERS
SCALE: NOT TO SCALE

PAVERS	
Brick pavers must be used to construct the required brick-paved 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.	
	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

F PAVERS
SCALE: NOT TO SCALE

	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).
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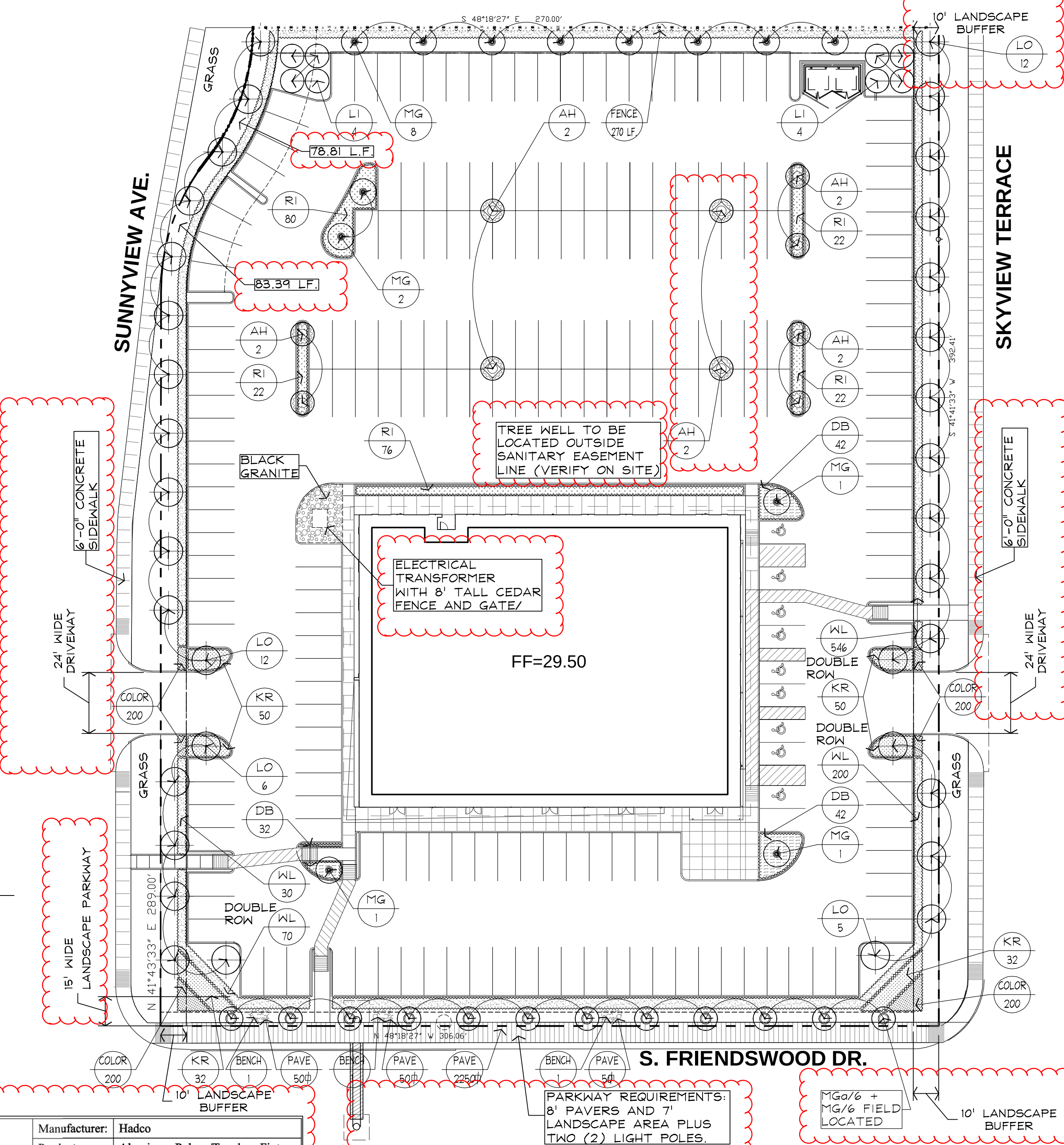
G LIGHT POLE
SCALE: NOT TO SCALE

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 TGIC polyester powder coat
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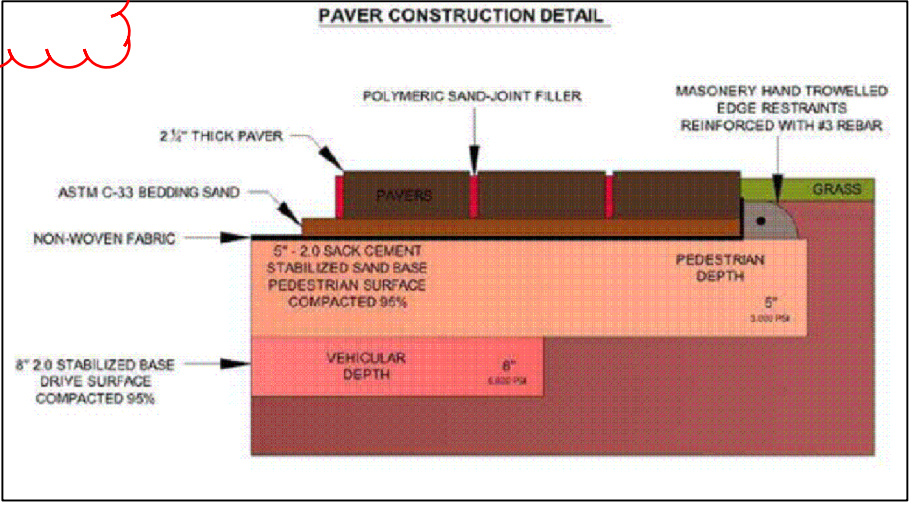
H TRASH RECEPTACLES
SCALE: NOT TO SCALE



S. FRIENDSWOOD DR.

PARKWAY REQUIREMENTS:
8' PAVERS AND 7' LANDSCAPE AREA PLUS TWO (2) LIGHT POLES.

NOTE:
"THIS PROPERTY LIES WITHIN THE DOWNTOWN DISTRICT AND SHALL COMPLY WITH ALL APPLICABLE REGULATIONS FOR THE ZONING DISTRICT"



I PAVER CONSTRUCTION DETAIL
SCALE: NOT TO SCALE

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

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ecture

2100 Travis St., Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

FM-518 OFFICE

505 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

A PROJECT FOR
TANNOS

GENERAL NOTES

Landscape Calculations for Friendswood Texas:

- Present Classification: Downtown District.
- Total Area of parking & Driveway (Area): 104,064.00 SF. x 10%
Total Landscape SF. required: 10,406.40 SF.
Total Landscape SF. provided: 12,200.00 SF.
- Required Landscape of 10,406.40 SF. x 0.92 = 9,573.00 SF. Landscape Area in excess.
Provided Landscape: 5,480.00 SF. Landscape Area in excess.
- (Skyview: Avenue (west) and Skyview Terrace (west))
289.00 LF + 83.39 LF + 78.81 LF + 270.00 LF + 392.41 LF + 1,113.41 (minus 48' 0" driveway opening) = 3,055.61 LF / 75' = 43 Trees Required. 43 Trees Provided.
- Landscape Package:
1. S. Friendswood Drive 308.06 LF / 25' = 12 Trees required.
2. S. 4' x 4' = 4' - 2' cut, been provided.
3. 3 special planters areas to hold 3 - 6' 0" planters - 3 each receptacles + light poles

THESE CALCULATIONS ARE BASED ON THE ASSUMPTIONS OF THE LANDSCAPE CONTRACTOR AND THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES AND OVERHEAD UTILITY EASEMENTS PRIOR TO START OF ANY PLANTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL APPLICABLE REGULATIONS FOR THE ZONING DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL APPLICABLE REGULATIONS FOR THE ZONING DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL APPLICABLE REGULATIONS FOR THE ZONING DISTRICT.

	DATE	REVISION
1	09.15.2017	ISSUE FOR PERMIT
2	11.06.2017	ADDENDUM NO. 1
3	02.08.2018	CITY COMMENTS
4	02.23.2018	CITY COMMENTS

PROJECT NO: 161192

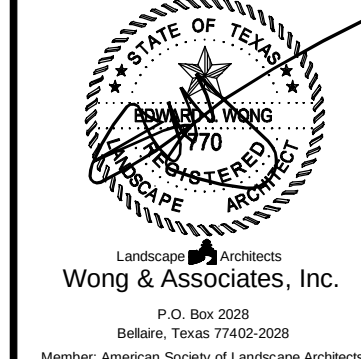
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CHECKED BY: EW

SHEET TITLE

LANDSCAPE PLAN

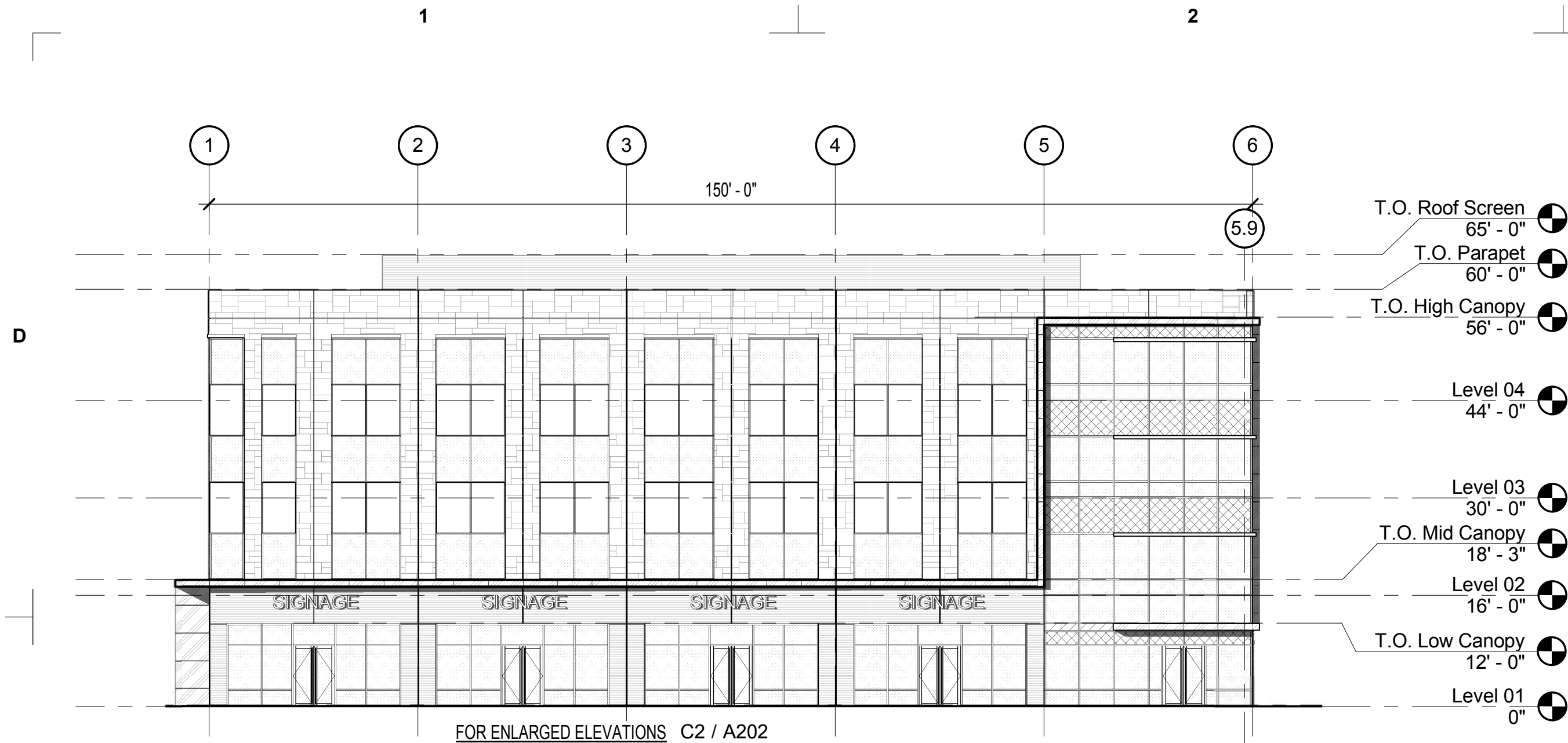
SEAL SHEET NUMBER



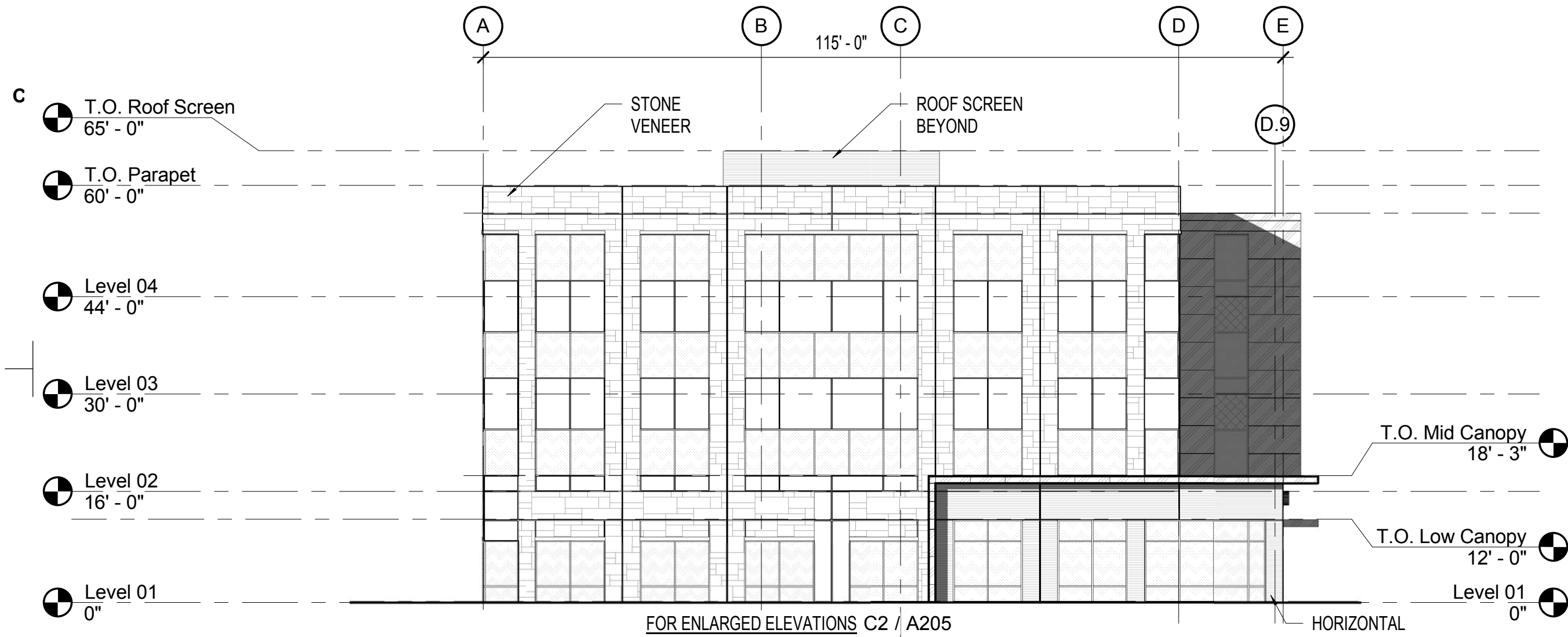
L1.1

Landscape Architects
Wong & Associates, Inc.
P.O. Box 2028
Bellaire, Texas 77401-2028
Member: American Society of Landscape Architects

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C1 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



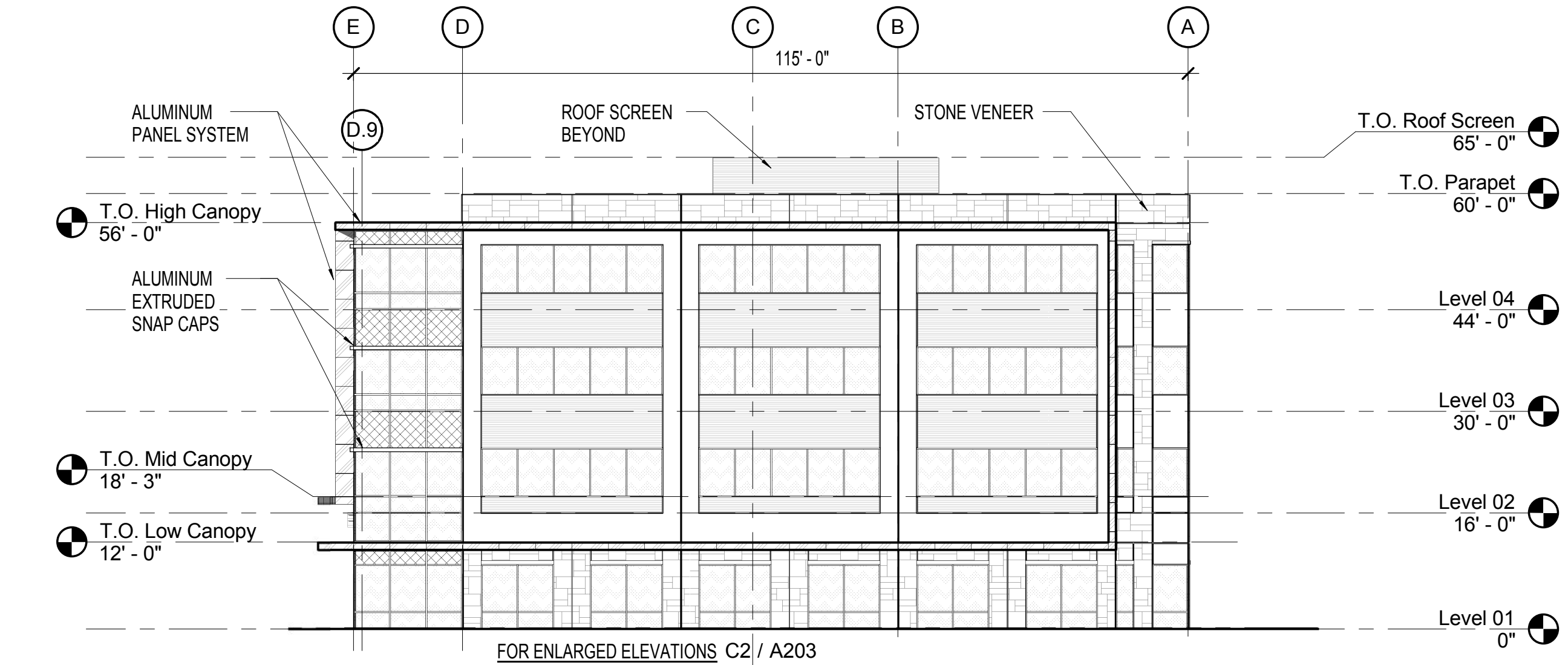
B1 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



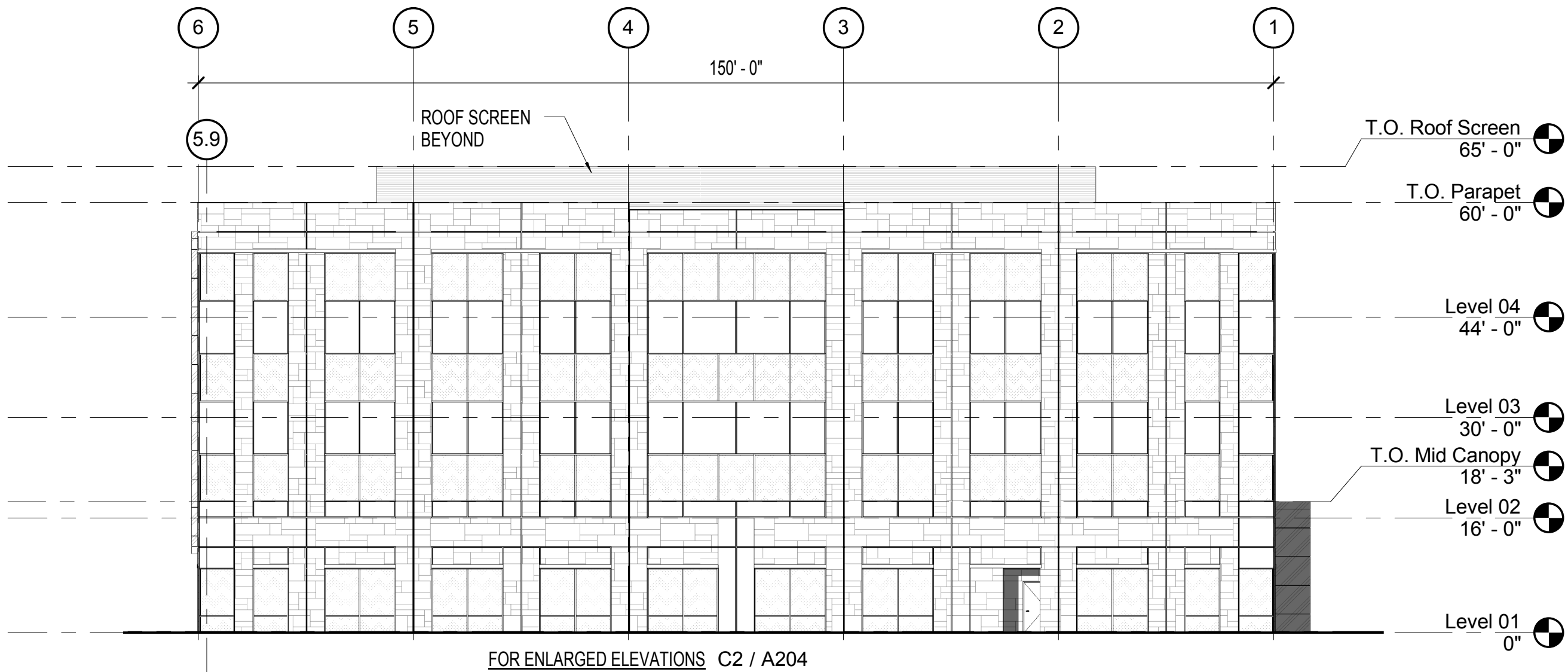
A1 3D View 14
SCALE:



C3 3D View 13
SCALE:



B3 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



A3 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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Houston, Texas 77002
713.224.0456
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www.powersbrown.com

PROJECT TITLE

FM-518 OFFICE

505 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

A PROJECT FOR
TANNOS

GENERAL NOTES

- FIELD PAINT - PPG 1006-2 'SHARK'
- FORMLINER - TO BE PAINTED
ACCENT PAINT COLOR - PPG 1006-5
'SO SUBLIME'
- SPECIFIED STONE - ARRIS-STACK MATRIX
- PREFINISHED METAL
- VISION GLAZING - SUNGUARD SNX 62/27
CRYSTAL GREY
- SPANDREL GLAZING - SUNGUARD SNX
62/27 CRYSTAL GREY W/ MEDIUM GRAY
FRIT ON #4

	DATE	REVISION
	2017-04-17	Owner Review
	2017-06-22	Pricing Set
3	2017-09-15	Issue for Permit

PROJECT NO: 161192

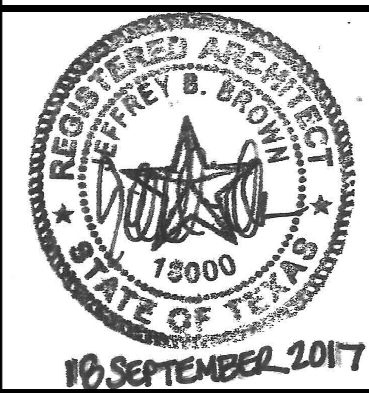
DRAWN BY: BL

CHECKED BY: RM

SHEET TITLE

OVERALL ELEVATIONS

SEAL



SHEET NUMBER

A201

D

C

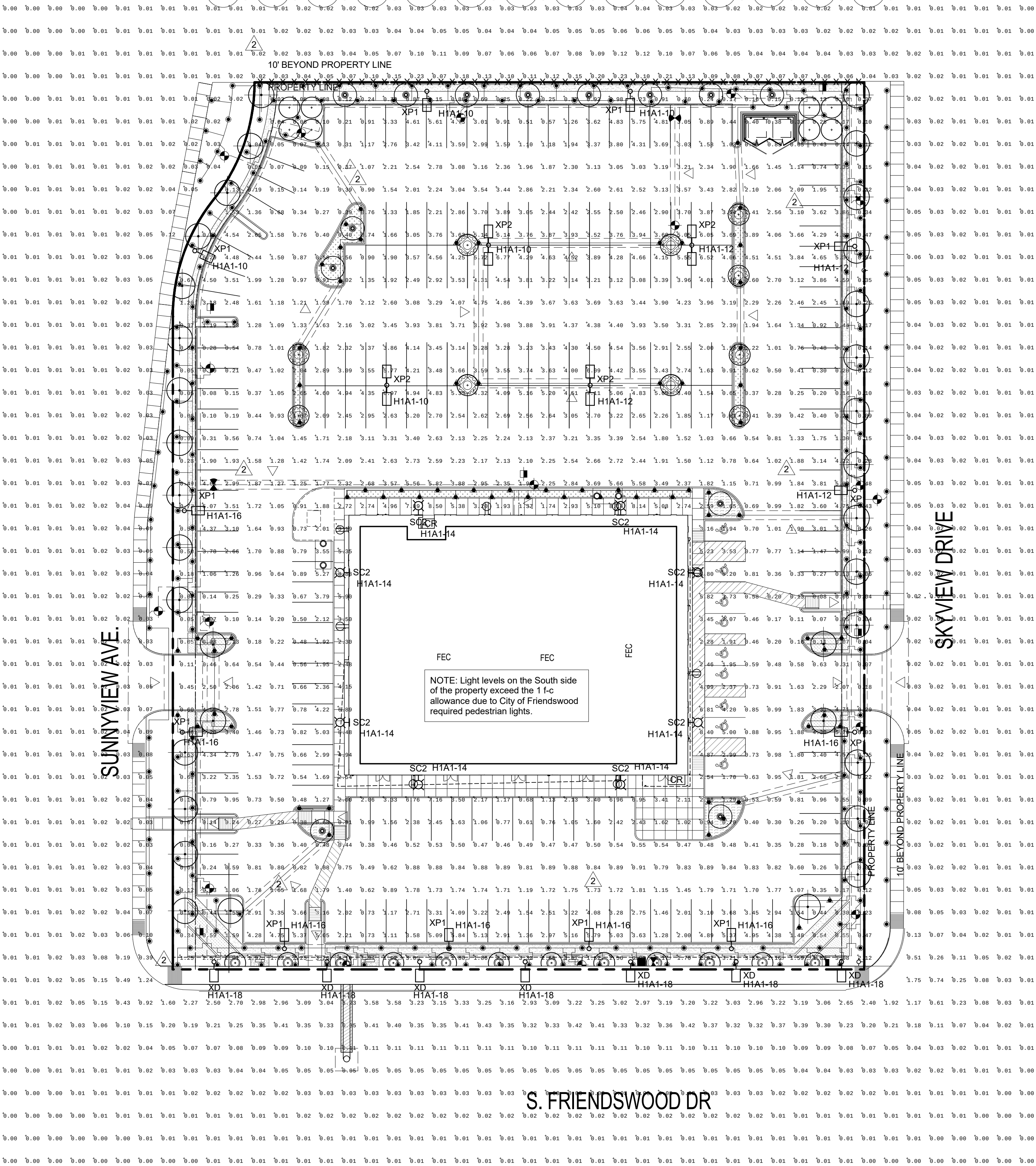
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A

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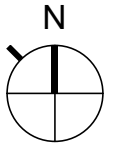
PHOTOMETRIC CALCULATIONS SUMMARY

CALCULATION AREA	LIGHT LOSS FACTOR (LLF)	CALCULATION TYPE	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
WITHIN PROPERTY LINE	1.0	ILLUMINANCE	FOOT-CANDLES	2.10	9.05	0.14	15.00
AT PUBLIC RIGHT OF WAY	1.0	ILLUMINANCE	FOOT-CANDLES	N/A	0.33	0.04	N/A
AT RESIDENTIAL PROPERTY LINE	1.0	ILLUMINANCE	FOOT-CANDLES	N/A	0.23	0.02	N/A



SITE PHOTOMETRIC

SCALE: 1"=30'-0"



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ecture

1314 Texas Ave., 2nd Floor
Houston, Texas 77002
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713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

FM-518 OFFICE

505-509 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

A PROJECT FOR
TANNOS

GENERAL NOTES

DAWSON VAN ORDEN
CIVIL • STRUCTURAL • MEP • TECHNOLOGY
1250 Wood Branch Park, Suite 210, Houston TX 77079
Office: 281-293-7500
www.dvoeng.com
REGISTRATION NO. F-8334

DATE	REVISION
06-22-2017	Pricing Set
09-15-2017	For Permit
2	11/06/2017 Addendum #01
3	02/09/2018 Addendum #02

PROJECT NO: 161192
DRAWN BY: L Burnham
CHECKED BY: J Bentley

SHEET TITLE

SITE PHOTOMETRIC REPORT

SEAL	SHEET NUMBER
	E002

SHARED PARKING AGREEMENT

WHEREAS, Tannos Land Holding III, LLC. (Tract A), and Brian and Brian Inspections (Tract B), hereafter, "Grantors" are the owners of the following tracts located in the City of Friendswood, Texas 77546, county of harris.

TRACT A

TANNOS LAND HOLDING III, LLC.

505 South Friendswood Drive.

Lot 2, Block 4 of Friendswood Subdivision

Friendswood, Texas 77546

TRACT B

TANNOS LAND HOLDING IV, LLC.

408 S Friendswood Dr.

Lots Seven (7) and Eight (8) in the Harvey and Stout Subdivision of Lots 6, 7, and 8 in Block2 of Friendswood, Galveston County, Texas according to the map or plat of the said Harvey and Stout Subdivision of record in Volume 315, Page79, in the office of the County Clerk of Galveston County, Texas;

4 FRIENDSWOOD SUB

Friendswood, Texas 77546

WHEREAS, there exists on said tract A and B that certain driveway and parking lot more particularly described and shown on the survey attached hereto as Exhibits A and B respectively, and

WHEREAS, Grantors desire to impress upon the said properties "all parking rights in perpetuity" regarding the use, access and maintenance which shall inure to the benefit of and be binding upon the successors and assigned of Grantors.

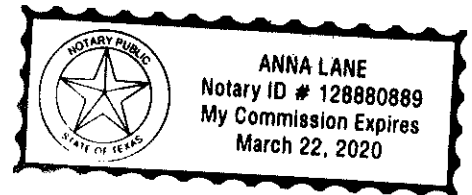
Grantor of Tract B does hereby agree to share a maximum of eleven parking spaces (14) associated with Grantor's property, which is described in more detail on exhibit B, attached hereto and incorporated herein by reference (Shared Spaces).

COUNTY OF HARRIS

This instrument was acknowledged before me on February 14, 2018
by

Anna Lane

Notary Public



Printed Name: Anna Lane

My Commission Expires:

March 22, 2020

SOUTH FRIENDSWOOD DRIVE

S 45°0'0" E
240.00'

ASPHALT PAVING



- Base and subgrade consist of 6" of water bonded limestone, crushed rock or locally approved aggregate base material.
- Base asphalt layer to be 2" thick bituminous concrete surface, top layer to be 1" thick bituminous concrete surface, minimum temperature of placement shall be 275°F. All materials shall conform to all local requirements consistent with similar applications. Refer to sub report of civil engineering drawings.
- Course Aggregate (retained on the No. 8 sieve), ASTM C-131 (latest ed.) No more than 40% wear.
- Slip: Air cooled, black furnace ash, with compacted weight of not less than 70 pounds, ASTM C-29 (latest ed.)
- Filler: ASTM D-424 (latest ed.) with a plasticity index of not more than 6.
- Filler: ASTM D-242 (latest ed.)
- Bituminous Material:
Type and Grade: Asphalt Cement 85-100 pen
Specifications: AASHTO M 20 or ASTM D-946 (latest ed.)
Softening Temperature: 275 - 325

- Point for pavement marking shall be white non-reflective paint conforming to the requirements of AASHTO M248. Point shall be applied in accordance with the material manufacturer's recommendations. Width of lines shall be 4" unless otherwise indicated.

Asphalt Paving Requirements

Subgrade shall be free of extraneous materials. Prior to soil subgrade with heavy, pneumatic-tired equipment immediately prior to placing stone base. Any sort or unstable zones detected thereby should be undercut to firm soil and replaced with compacted material. The subgrade shall be uniformly stable before any stone base is added. No base material shall be placed if the subgrade indicates pumping. See Soil Report for additional requirements.

Surface preparation, spreading and laying, compacting and rolling operations shall conform with Asphalt Institute recommended specifications.

Where the compacted depth of any asphalt concrete pavement exceeds the depth specified above for a particular class of mixture, the course shall be constructed in two or more equal layers.

When new asphalt is laid against existing asphalt pavement, saw cut existing pavement at least 1/2" into the existing pavement and apply tack coat before placement.

Compact subgrade, clean joint and apply tack coat before placement.

Asphalt shall be placed and banded so that all subgrade conditions are adequately covered and leave a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angles to, centerline of asphalt surface, hump or dip. If any surface variation is detected, the surface shall be immediately corrected by removing the defective work and replacing it with new material, at the Contractor's expense.

Lot core samples shall be taken at locations determined by the Architect or Engineer in accordance with the specifications and tested in accordance with 1404 standards.

W WILLOWICK AVE

N 45°0'0" E
289.93'

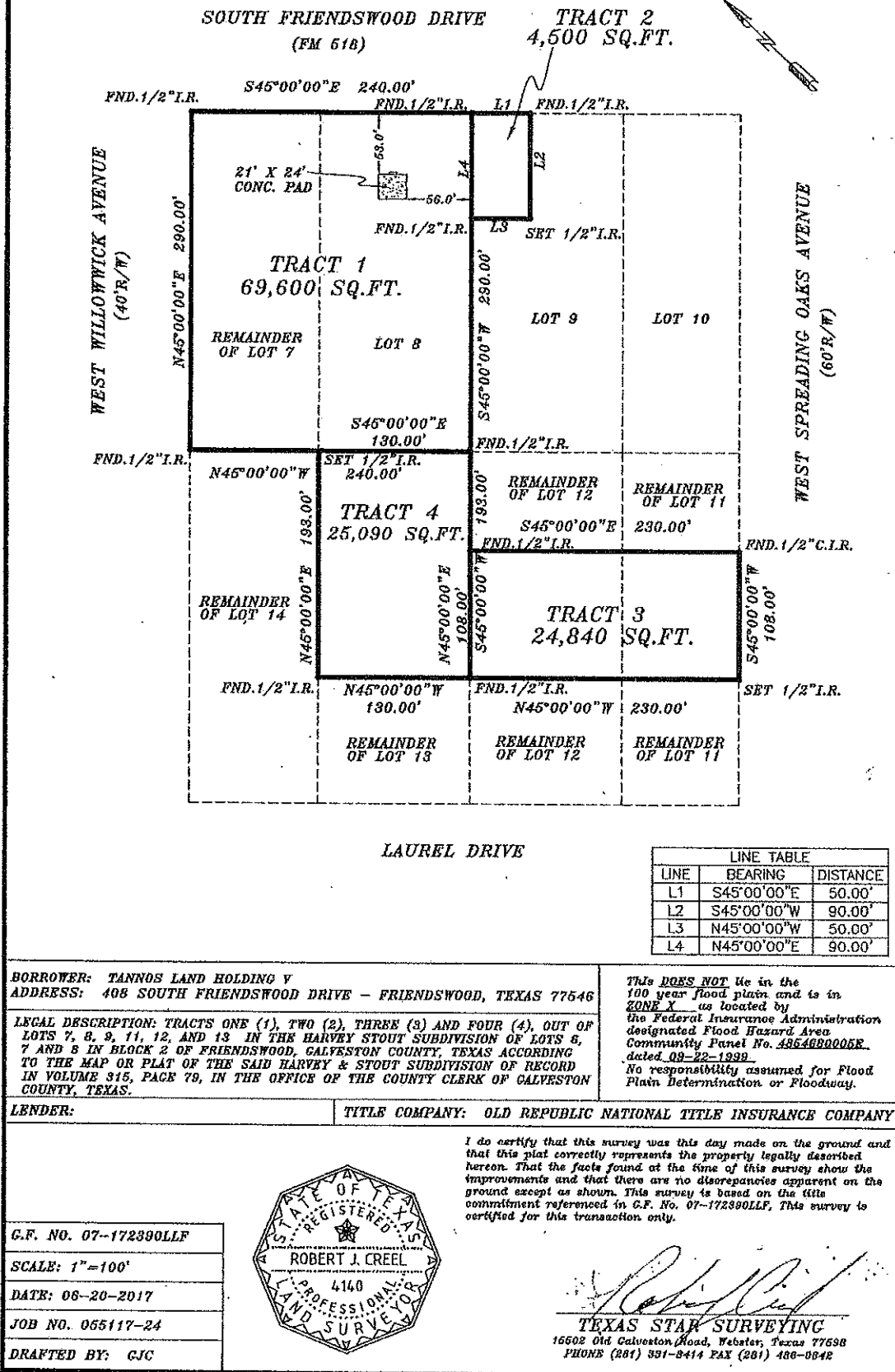
N 44°54'25" W
240.00'

S 45°0'0" E
130.00'

S 45°0'0" W
280.32'

NOTES:

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.





Texas Star Surveying

15502 Old Galveston Rd Suite# 706 Webster, TX 77598

281-331-8414 Fax 281-486-0642

HARVEY & STOUT SUBDIVISION

GALVESTON COUNTY, TEXAS

A 69,600 square feet tract being Parts of Lots Seven (7) and Eight (8) in the Harvey & Stout Subdivision of Lots 6, 7, and 8 in Block 2 of Friendswood, Galveston County, Texas, according to the map or plat of the said Harvey & Stout Subdivision of record in Volume 315, Page 79, in the Office of the County Clerk of Galveston County, Texas;

BEGINNING at the intersection of the Southeast right-of-way line of West Willowick Avenue (40 feet wide) and the Southwest right-of-way line of South Friendswood Drive (F. M. 518);

THENCE, South 45 deg. East, a distance of 240.00 feet along the Southwest right-of-way line of South Friendswood Drive to a point in the Southeast line of said Lot 8;

THENCE, South 45 deg. West, a distance of 290.00 feet to the West corner of said Lot 8;

THENCE, North 45 deg. West, at 130.00 feet past the common rear corner of said Lots 7 and 8, continuing a total distance of 240.00 feet to a point in the Southeast right-of-way line of West Willowick Avenue;

THENCE, North 45 deg. East, a distance of 290.00 feet along the Southeast right-of-way line of West Willowick Avenue, to the POINT OF BEGINNING.

TRACT 2:

A 4,500 square feet tract being Part of Lot Nine (9) of the Harvey & Stout Subdivision of Lots 6, 7, and 8, in Block Two (2) of Friendswood Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 315, Page 79 in the Office of the County Clerk of Galveston County, Texas, and being more fully described by metes and bounds as follows:

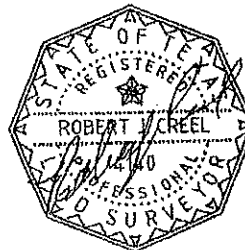
BEGINNING at a point where the Northwesterly line of said Lot 9 intersection of the Southwesterly right-of-way of an existing County Road, said road being set out in right-of-way Deed dated January 30, 1950, recorded in Volume 861, Page 97 in Galveston County, Texas;

THENCE, from said Beginning Point in a Southwesterly direction along the Northwesterly line of said Lot 9, a distance of 90 feet to a point for corner;

THENCE, in a Southeasterly direction and parallel to the Northeasterly line of said Lot 9, a distance of 50 feet to a point for corner;

THENCE, in a Northeasterly direction parallel to the Southwesterly line of said Lot 9, a distance of 90 feet to a point for corner on the Northwesterly right-of-way line of said County Road;

THENCE, in a Northwesterly direction along the Southwesterly line of said road, a distance of 50 feet to a point for corner and the PLACE OF BEGINNING.



TRACT 3:

A 24,840 square foot tract described as a strip of land out of Lots Eleven (11) and Twelve (12) of the Harvey & Stout Subdivision of a Resubdivision of Lots 6, 7, and 8, Block 2, of the Friendswood Subdivision of the J. R. Williams League, Abstract 151, of Galveston County, Texas, more particularly described by metes and bounds as follows:

STARTING at the most Easterly corner of Lot 11;

THENCE, Southwesterly along the Southeasterly line of Lot 11, a distance of 85 feet for POINT OF BEGINNING (said Southeasterly line of Lot 11 being the boundary line and parallel with 60 feet hard surfaced county road);

THENCE, Southwesterly continuing along the Southeasterly line of Lot 11, a distance of 108 feet for corner;

THENCE, Northwesterly and parallel with the Southwesterly lines of Lots 11 and 12, a distance of 230 feet to a point in the Northwesterly line of Lot 12 for corner;

THENCE, in a Northeasterly direction along the Northwesterly line of Lot 12, a distance of 108 feet for a corner;

THENCE, in a Southeasterly direction and parallel with the Southwesterly lines of Lots 11 and 12, a distance of 230 feet to the POINT OF BEGINNING.

TRACT 4:

A 25,090 foot tract out of Lot Thirteen (13) of Harvey & Stout Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 315, Page 79 of the Map Records of Galveston County, Texas, and being the same property more particularly described by metes and bounds on Exhibit "A" attached hereto;

A 25,090 square foot tract out of Lot 13, Harvey & Stout Subdivision, Friendswood, Galveston County, Texas, according to the plat as recorded in Volume 315, Page 79, Galveston County Clerk's Records;

BEGINNING at an axle found at the North corner of said Lot 13;

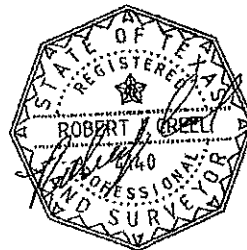
THENCE, South 45 deg. 00 min. 00 sec. West, along the Northwest line of Lot 13, a distance of 193.00 feet to a ½" iron rod found at the West corner of this tract;

THENCE, South 45 deg. 00 min. 00 sec. East, 130.00 feet to a ½" iron rod set in the Southeast line of said Lot 13;

THENCE, North 45 deg. 00 min. 00 sec. East, along the Southeast line of Lot 13, a distance of 193.00 feet to a ½" iron rod found at the East corner of said Lot 13;

THENCE, North 45 deg. 00 min. 00 sec. West, 130.00 feet to the POINT OF BEGINNING and containing 25,090 square feet or 0.576 acre of land.

The company does not represent or insure that the acreage or square footage calculations in schedule "A" description(s) is/are correct.



5

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator
Aubrey Harbin, Deputy Director of CDD/Planner

Date: March 2, 2018

Re: Tannos Plaza 6
Site Plan

Project Description: Commercial site plan for a mixed use, four-story building to be located at 505 S. Friendswood Drive

The site plan was reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with the current City codes with the following exceptions:

1) Shared Parking Agreement and Mixed-Use Shared Parking Analysis

The first floor of the proposed building will consist of restaurant, bar area, office and retail and the three additional floors will consist of office space. For all of the uses, the overall required parking is 296 parking spaces.

With the idea that most, if not all, of the offices would be closed during the evening hours when the restaurant and bar use would have more patrons, the applicant submitted a Shared Parking Analysis prepared by an architect to allow for shared parking among the uses. The analysis identifies the period between 7am and 5pm to be the peak period for the combined uses requiring 236 parking spaces.

The site is still short 12 parking spaces of the Shared Parking Analysis requirement of 236 spaces, so the applicant is proposing to construct an additional 16 parking spaces on the lot at the SW corner of W Willowick Ave and FM 518; these parking spaces will also be accounted for when that property is developed.

Downtown District (DD) zoning requirements states that off-site parking shall be allowed if within one block (300-1200 linear feet) and that shared parking areas

shall be allowed. The proximity of the property is too close to FM 518 to allow for on-street parking.

The proposed off-site parking in this case is approximately 1,000 feet from the subject property measured from the middle of 505 S. Friendswood Drive, across FM 518 and to the proposed parking area.



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

From: Suchmor Thomas
To: [Becky Summers](#); [Karen Capps](#)
Cc: [Aubrey Harbin](#); [Gary Bucek](#); [Selwyn Thint](#)
Subject: [EXTERNAL]ALF and MC - SUP permit
Date: Wednesday, February 28, 2018 7:55:04 AM

February 28, 2018

To:
Mrs Karen Capps
Mrs Becky Summers

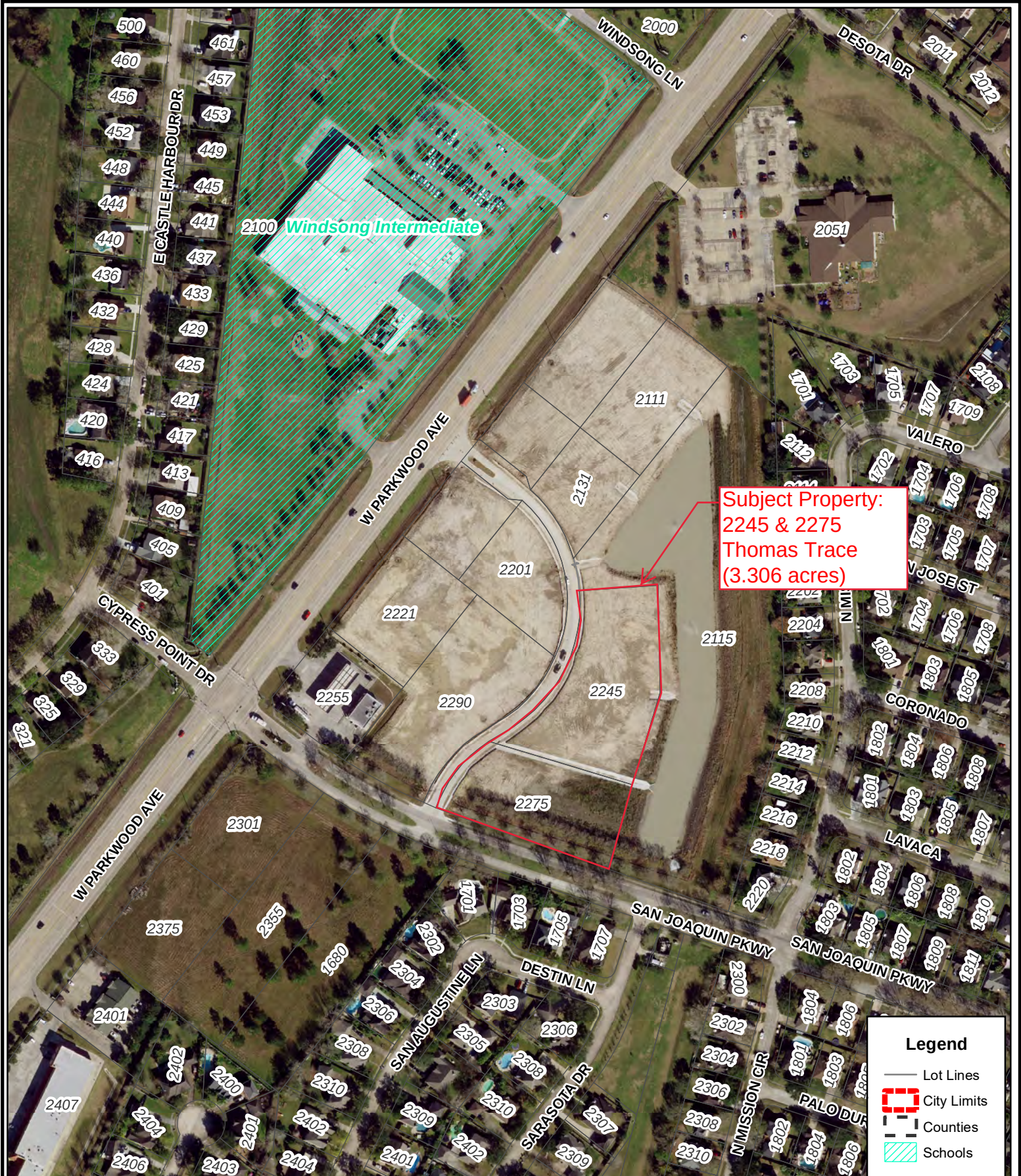
This email serves to address concerns on whether the owner/developer would operate this assisted living and memory care facility as a non-profit organization. This notice provides commitment that the assisted living and memory care facility will be managed and operated by an entity for profit.

We have pursued restaurants, retail, office use and day-care facility for the subject tract for over 4 years. Due to lack of interests for this particular pad, I have decided to proceed with a business that is associated with my expertise and add distinct value to the community.

This facility will require a \$15M investment. I intend to operate the facility in a profitable manner to support and provide a return on this investment made.

Thanking you,

Dr. Suchmor Thomas



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 263'

Republic EMS Ltd.
33300 Egypt Lane Ste. D300
Magnolia, TX 77354
Tel 281-857-6457
Fax 1-888-515-9270
admin@republicems.com



February 26, 2018

City Council Members
City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546

RE: Transportation of Assisted Living Facility and Memory Care Residents

To Whom This May Concern:

This is to certify that Republic EMS, Ltd. will transport all of the Assisted Living Facility and Memory Care residents for the Friendswood Fountains Property, for regular transports and in case of natural disaster. We are equipped with an ambulance that can traverse high water in case the need arises.

Please do not hesitate to contact us if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads 'Daniel Osborne'.

Daniel Osborne
CEO/President



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☒ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: ASSISTED LIVING
+ MEMORY CARE

PROPERTY IDENTIFICATION:

Address: 2245 + 2275 THOMAS TRACE, FRIENDSWOOD, TX 77546

Platted Land – Plat Name: FOUNTAINS @ FRIENDSWOOD Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

RESERVES F + G

OWNER NAME: THOMAS DEVELOPERS, LLC Phone: 281-703-1425

Owner's Mailing Address: 5126 CANDLEWOOD DRIVE

City: LEAGUE CITY State: TX Zip: 77573 Fax: _____

Owner's Email Address: SUCKMORC@YAHOO.COM

AGENT'S NAME: SEL THINT/EVERETT DESIGN GROUP Phone: 281-993-3770

Agent's Mailing Address: 907 S. FRIENDSWOOD DR. STE 200

City: FRIENDSWOOD State: TX Zip: 77546 Fax: _____

Agent's Email Address: ST@EDGTEXAS.COM

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1-26-18

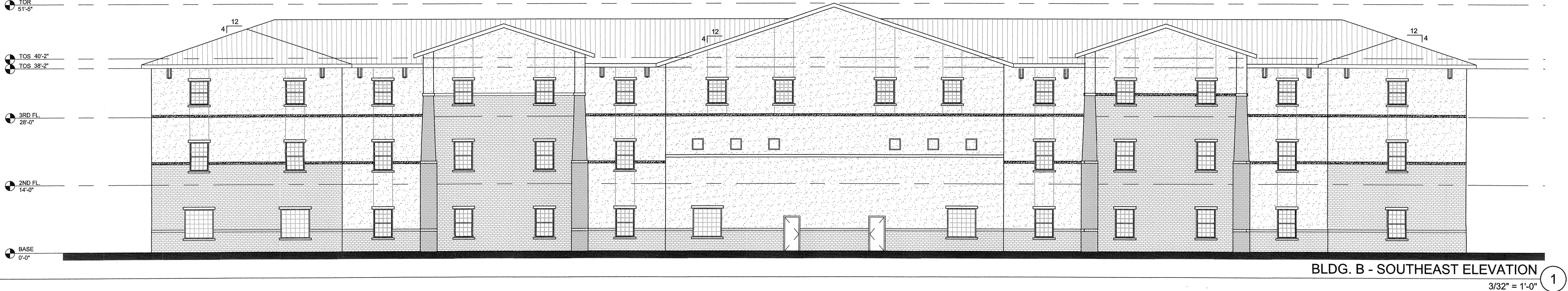
Agent's Signature: [Signature] Date: 1-26-18

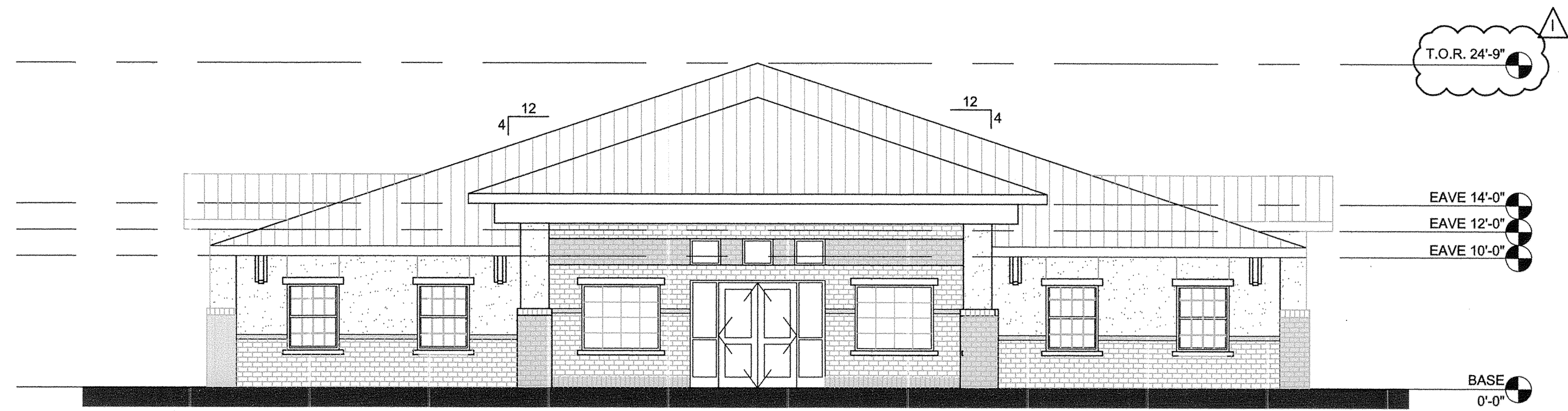
Received By: <u>BSummers</u>	Application Number: <u>PLAD-2018-0004</u>
Date of Public Hearing: <u>3-5-18</u>	Received Date: <u>1-29-18</u>
Property Owner Notices: <u>2-23-18</u>	Newspaper Notice: <u>2-12-18</u>
	Sign on Property: <u>2-23-18</u>

MATERIAL LEGEND			
	RUNNING BOND COURSE BRICK TYPE I		STUCCO
	RUNNING BOND COURSE BRICK TYPE II		EIFS ACCENT BAND
	METAL PANEL ROOF		

FINISH SCHEDULE	
CAST STONE	COLOR: TBD
BRICK TYPE I	COLOR: TBD - RUNNING BOND COURSE
BRICK TYPE II	COLOR: TBD - RUNNING BOND COURSE
GUTTER, DOWNSPOUT, TRIM	COLOR: TBD
HM DOOR	COLOR: TBD
EXTERIOR LIGHTS	COLOR: TBD
EIFS ACCENT	COLOR: TBD
METAL PANEL ROOF	COLOR: TBD

LEGENDS AND SCHEDULES 11





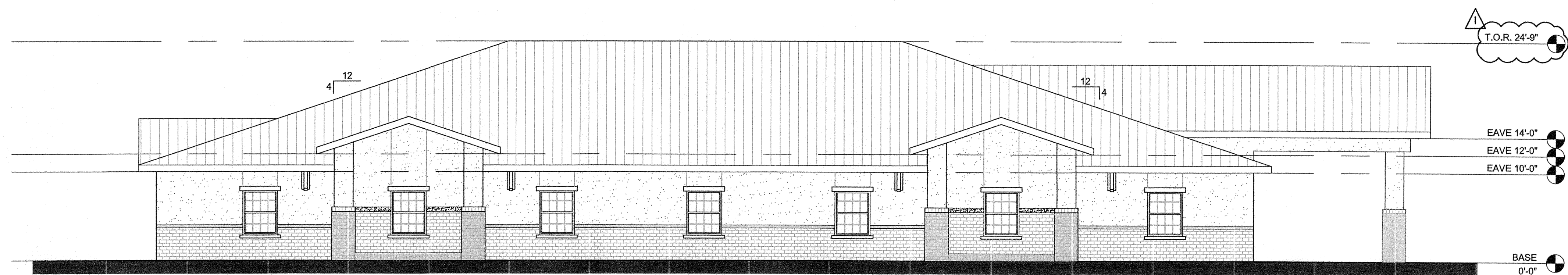
BLDG. A & C - NORTHEAST ELEVATION 4
1/8" = 1'-0"



BLDG. A & C - SOUTHWEST ELEVATION 3
1/8" = 1'-0"



BLDG. A & C - NORTHWEST ELEVATION 2
1/8" = 1'-0"



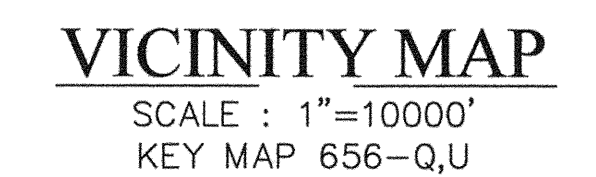
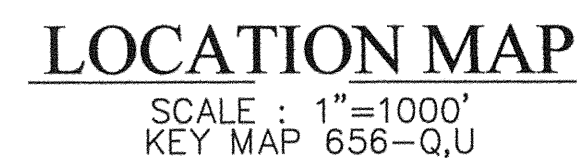
BLDG. A & C - SOUTHEAST ELEVATION 1
1/8" = 1'-0"

MATERIAL LEGEND		
	RUNNING BOND COURSE BRICK TYPE I	
	RUNNING BOND COURSE BRICK TYPE II	
	METAL PANEL ROOF	

FINISH SCHEDULE	
CAST STONE	COLOR: TBD
BRICK TYPE I	COLOR: TBD - RUNNING BOND COURSE
BRICK TYPE II	COLOR: TBD - RUNNING BOND COURSE
GUTTER, DOWNSPOUT, TRIM	COLOR: TBD
HM DOOR	COLOR: TBD
EXTERIOR LIGHTS	COLOR: TBD
EIFS ACCENT	COLOR: TBD
METAL PANEL ROOF	COLOR: TBD

LEGENDS AND SCHEDULES

13



G1.0	COVER SHEET
A1.0	SITE LAYOUT PLAN
A1.1	PHOTOMETRIC PLAN
A3.0	ELEVATION PLAN & NOTES
A3.1	ELEVATION PLAN & NOTES
L1	LANDSCAPE PLAN

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

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
			
			

I, Suchmor Thomas, the owner of the tract described in the above and foregoing Plat of **FOUNTAINS • FRIENDSWOOD**, 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 22 day
of MAR 2016

STATE OF TEXAS
COUNTY OF Brazoria

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this 23rd day of March, 2016.

 **CHERI LUCE SKELTON**
My Commission Expires
November 12, 2016

I, Logan Laviolette, officer of Texan Bank, holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication and do hereby in all things as to the date of the execution subordinate to said subdivision the lien against said land owned and held by us.

WITNESS our hand in the City of Friendswood, Texas, this 23rd day of March, 2016.

STATE OF TEXAS
COUNTY OF Galveston

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this 23rd day of March, 2016



TRINH LAM NGUYEN
MY COMMISSION EXPIRES
March 3, 2019

This is to certify that the City Planning and Zoning Commission of Friendswood, Texas has approved this plat and subdivision of **FOUNTAIN**
● FRIENDSWOOD.

In testimony whereof, **WITNESS** the official signature of the Chairman and Development Coordinator of the City Planning and Zoning Commission of the City of Friendswood, Texas, this 4 day of April, 2016.

By: Becky Summers
Becky Summers
Development Coordinator

By: David O'Farrell
David O'Farrell
Chairman, Planning and
Zoning Commission

I, Patrick G. Donart, P.E., CFM, City Engineer 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.

Patrick G. Donart
Patrick G. Donart, P.E., CFM
City Engineer/Public Works Director

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on

_____ 2016, at _____ O'Clock _____ M, in Plat
Record _____ Map Number _____, Galveston County Map
Records.

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

Dwight D. Sullivan
County Clerk of Galveston County, Texas.

1. "U.E." - indicates "UTILITY EASEMENT"
2. "B.L." - indicates "BUILDING LINE"
3. "W.L.E." - indicates "WATER LINE EASEMENT"
4. "S.S.E." - indicates "SANITARY SEWER EASEMENT"
5. "A.E." - indicates "AERIAL EASEMENT"
6. "D.E." - indicates "DRAINAGE EASEMENT"
7. "G.C.C.F." - indicates "GALVESTON COUNTY CLERK'S FILE"
8. "G.C.M.R." - indicates "GALVESTON COUNTY MAP RECORDS"
9. "G.C.D.R." - indicates "GALVESTON COUNTY DEED RECORDS"
10. "STM.S.E." - indicates "STORM SEWER EASEMENT"
11. "L.E." - indicates "LANDSCAPE EASEMENT"
12. All of the pipeline easements are shown hereon.

13. 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 p 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.

14. 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.

15. Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.

16. The City of Friendswood shall not be responsible for the 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. Thomas Developers, LLC, shall be responsible for these items. The City of Friendswood shall not be responsible for the maintenance of public streets, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.

17. 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

18. 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.

19. 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 Thomas Developers, LLC.

20. There are no pre-existing trees within this plat that fit the description found in the section 8.1.f. (3) of the Zoning Ordinance of the City of Friendswood.

21. This boundary survey shall close to within 1:10,000

22. Pipeline right-of-way easement in favor of Phillips Petroleum Company, as set forth in instrument recorded in Volume 983, Page 121, of the Deed Records of Galveston County, Texas, is located within the 50 feet wide Phillips Petroleum Company Pipeline Easement.

23. Pipeline right-of-way easement in favor of Southlex Pipeline Holding Company, as set forth in instrument filed for record under Galveston County Clerk's File Number 9941926, is located within the 50 feet wide Phillips Petroleum Company Pipeline Easement.

1. Buildings, fences or other structures shall not be erected in **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT** (the **DISTRICT**) right-of-ways or drainage easements.

2. The detention facility is to be maintained by the property owner.

3. No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT**.

4. Additional drainage easements may be required at the time a drainage plan is submitted to the **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT** for approval.

5. Plantings, flower beds, or other landscaping is not permitted inside lot drainage or detention easements.

6. No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the **DISTRICT**.

7. No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park, benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility without the approval of the **DISTRICT**.

Approved by the **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.**

Director  12-27-15

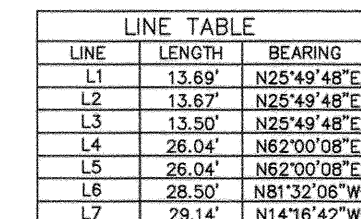
Director  12-22-15

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

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

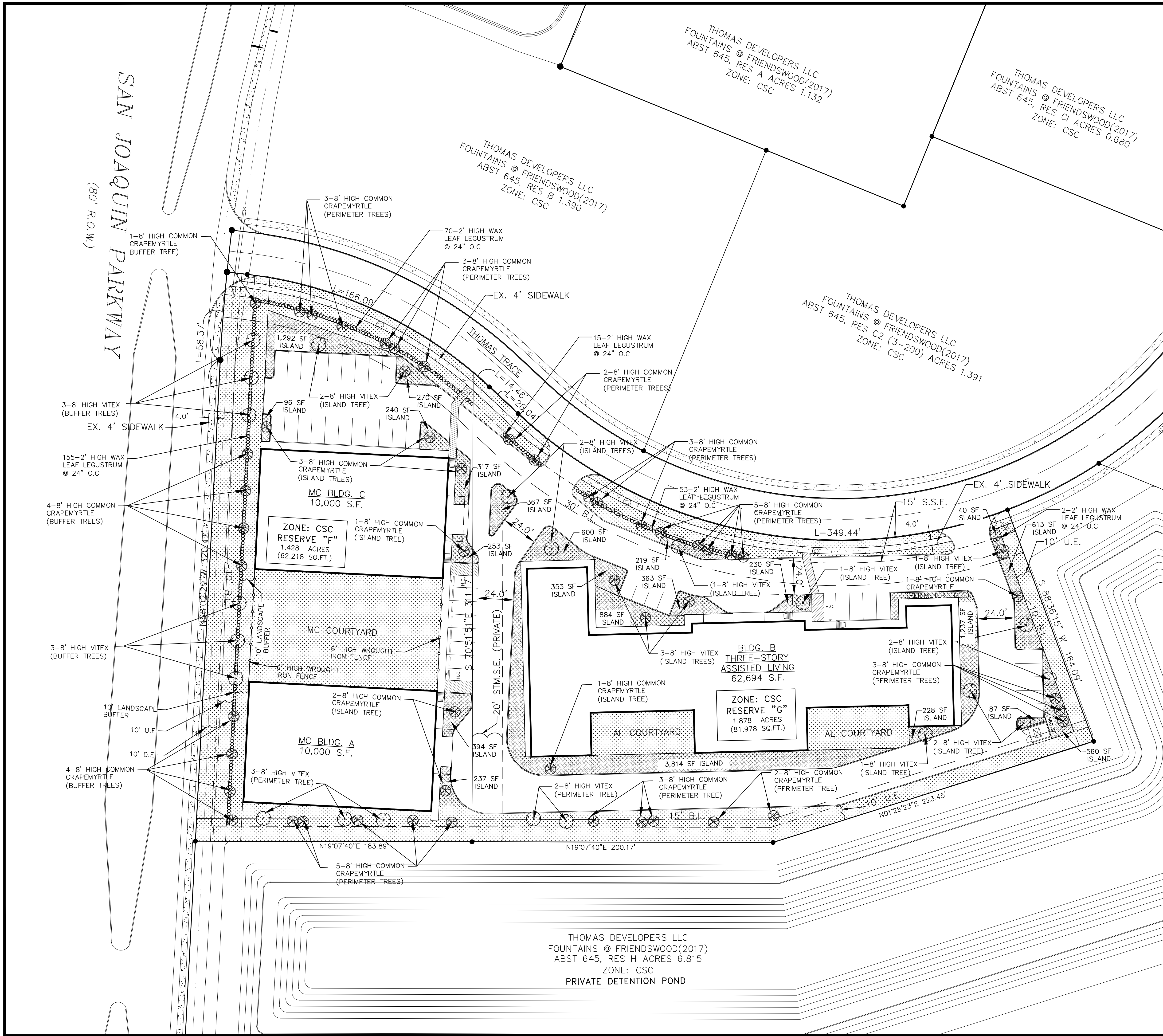

Michael D. Morton
Registered Professional Land Surveyor No.3686

STATE OF TEXAS
REGISTERED
★
MICHAEL D. MORTON
3686
PROFESSIONAL
LAND SURVEYOR



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	186.34'	1190.00'	93.36'	S59°23'14"E	186.15'
C2	28.00'	1190.00'	14.00'	S64°32'50"E	28.00'
C3	58.57'	1190.00'	29.29'	S66°37'53"E	58.57'
C4	189.40'	300.00'	97.97'	S43°54'58"W	186.22'
C5	581.10'	300.00'	436.36'	N06°10'39"E	494.42'

ZONING DISTRICT	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH MINIMUM FEET	LOT DEPTH MINIMUM FEET	YARDS MINIMUM FEET						HEIGHT MAXIMUM FEET	LANDSCAPE REQUIREMENT	EXCEPTION NOTES	MAXIMUM LOT COVERAGE
				FRONT	REAR	SIDE							
						INTERIOR	EXTERIOR						
						WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT	WHEN ABUTTING UP TO AN NON-RESIDENTIAL DISTRICT	WHEN BACKING UP TO AN ABUTTING SIDE YARD	WHEN BACKING UP TO AN ABUTTING REAR YARD				
CSC	15,000	100	150	30	15	25	10	25	10	40	YES		30%



LANDSCAPING TABLE

TOTAL AREA OF PARKING AND DRIVES = 38,617 SQ FT
38,617 SQ FT X 15% = 5,793 SQ FT. REQUIRED
IF OVER 20 SPACES THEN USE LANDSCAPING
REQUIRED (5,793 SQ. FT.) X .50 = 2,897 SQ FT REQUIRED
IN LANDSCAPE ISLAND REQUIRED.

TOTAL LANDSCAPING AREA PROVIDED = 42,905 SQ. FT.
TOTAL LANDSCAPE IN ISLAND PROVIDED = 13,867 SQ. FT.

PERIMETER TREES REQUIRED:
164.09/40 = 4 TREES REQUIRED ON NORTH SIDE

349.44 LF+166.09+ LF+14.46 LF+ 26.04LF+
166.09 LF-2(24LF DRIVES)-2(10' LANDSCAPE BUFFER) = 654.12 LF
654.12 LF/40 = 16 TREES REQUIRED ON WEST SIDE

183.09 LF+200.17+ 223.45 = 606.71 LF
606.71 LF/40 = 15 TREES REQUIRED ON EAST SIDE

TOTAL PERIMETER TREES REQUIRED: 35
TOTAL PERIMETER TREES PROVIDED: 35

BUFFER TREES REQUIRED:
320.42 LF+ 58.37 LF = 378.79 LF
378.79/25 = 15 BUFFER TREES REQUIRED ON SOUTH SIDE
TOTAL BUFFER TREES PROVIDED: 15

ISLAND TREES REQUIRED: 1 TREE PER ISLAND
TOTAL ISLAND PROVIDED: 22
TOTAL ISLAND TREES PROVIDED: 22

LEGEND

SOD AREA ISLAND AREA WITH SODDING

PLANT LIST

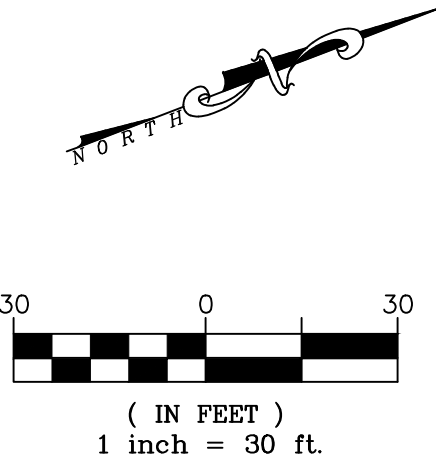
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	REMARKS
	50	CRAPEMYRTLE	LAGESTROEMIA INDICA	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	22	VITEX	VITEX AGNUS-CASTUS	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	295	WAX LEAF LIGUSTRUM	LIGUSTRUM JAPONIUM	PLANT 24" O.C 24" HIGH

TREE SURVEY NOTE:

CURRENTLY THERE ARE NO
EXISTING TREES ON PROPERTY

NOTES:

- ALL TREES SHALL HAVE A
CALIPER NO LESS THAN 2 INCHES
MEASURED 18 INCHES ABOVE THE
GROUND.
- ALL TREES SHALL BE 8 FEET
TALL AT PLANTING.



NO.

DATE

REVISIONS

APP.

Everest Design Group, LLC

Planning, Engineering, Construction Management

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

RESERVE F AND G

2245 THOMAS TRACE
FRIENDSWOOD, TX 77546

LANDSCAPE PLAN

DRAWN BY: BP

PROJECT NO. 2018-810

SHEET NO. 1

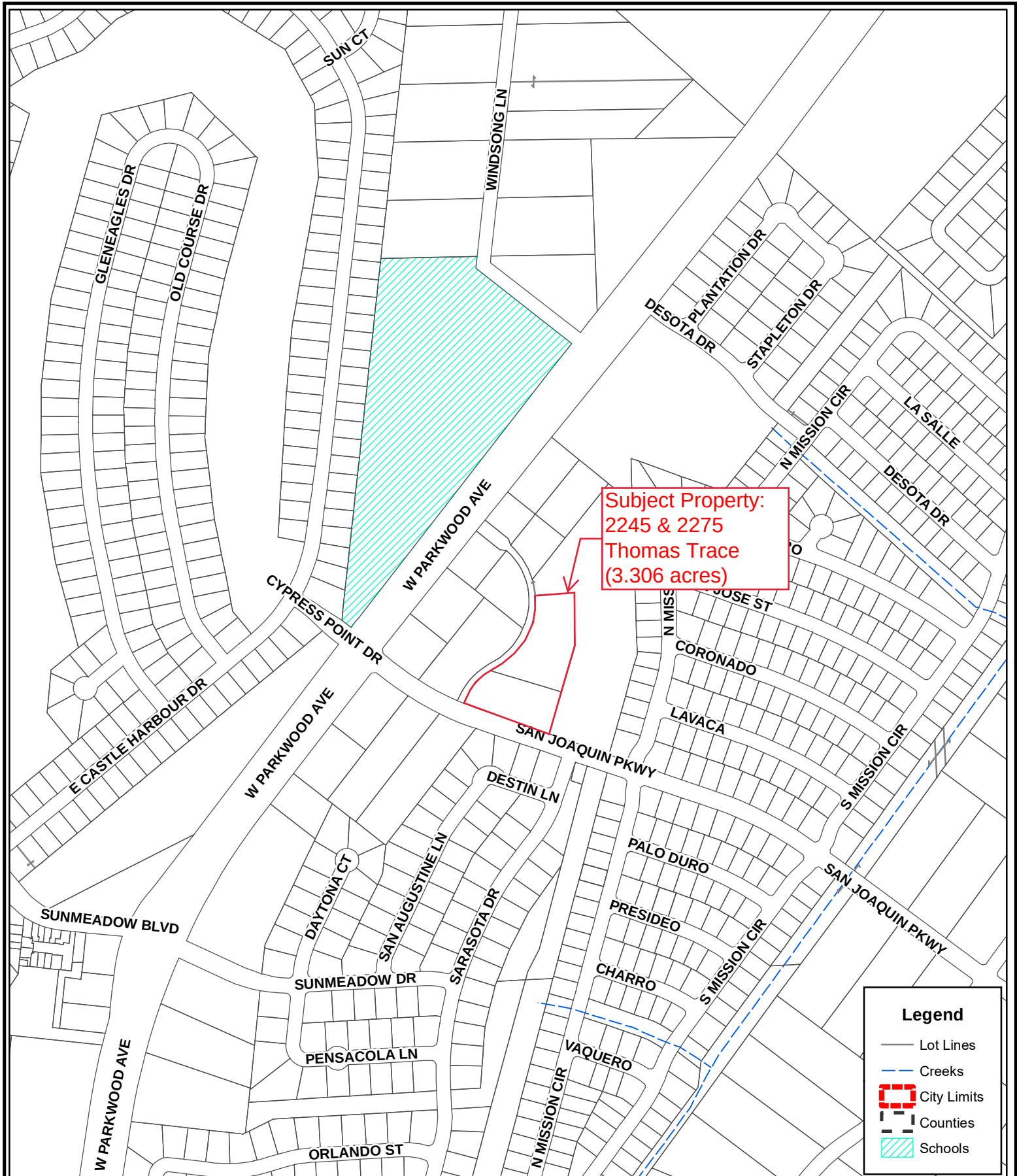
DESIGNED BY: BP

DATE: FEBRUARY 12, 2018

L1

APPROVED BY: ST

SCALE: AS SHOWN



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



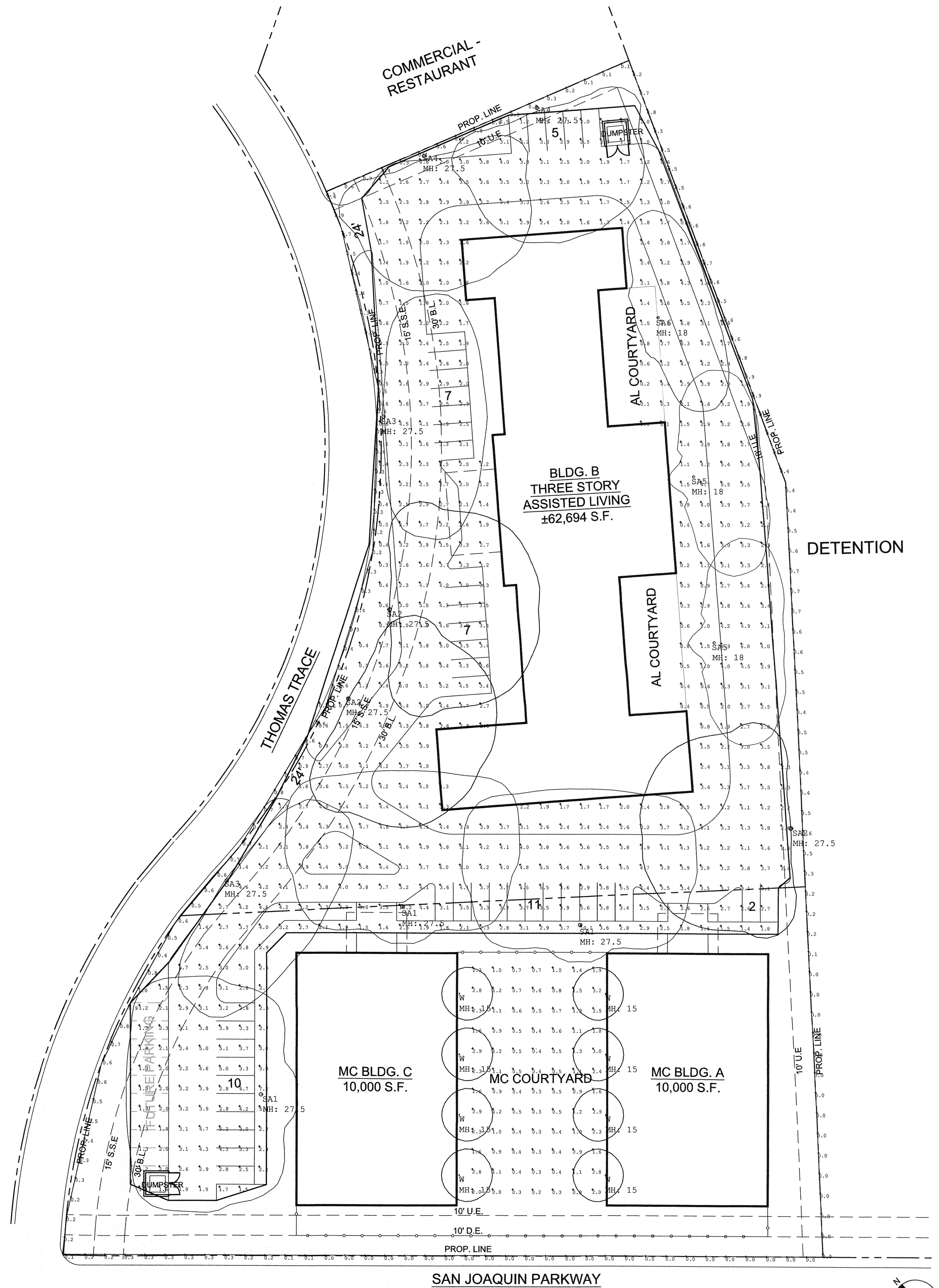
1" = 527'

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	3	SA1	SINGLE	N.A.	0.900	UR28-96L-315-4K7-4W
⊙	3	SA2	SINGLE	N.A.	0.900	UR28-96L-255-4K7-4-BC
⊙	2	SA3	SINGLE	N.A.	0.900	UR28-96L-255-4K7-3-BC
⊙	2	SA4	SINGLE	N.A.	0.900	UR18-96L-155-4K7-4-BC
⊙	2	SA5	SINGLE	N.A.	0.900	UR20-56L-110-4K7-3-PT
⊙	1	SA6	SINGLE	N.A.	0.900	UR20-56L-110-3K7-2-PT
⊙	8	W	SINGLE	N.A.	0.900	CY1-25-4K7-1-4D-R

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	1.16	3.2	0.2	5.80	16.00
Property Line	Illuminance	Fc	0.36	1.0	0.0	N.A.	N.A.
Restaurant Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Planar 1	Illuminance	Fc	2.92	10.2	0.1	29.20	102.00

LEGEND

9



PHOTOMETRIC SITE PLAN

1" = 30'-0"

Rezoning Report

February 2018

Project: Senior Care Facility – Assisted Living and Memory Care

Address: 2245 and 2275 Thomas Trace

Legal: 3.306 acres also known as Reserves F (1.428 acres) & G (1.878 acres), Final Plat of Fountains @ Friendswood, City of Friendswood, Galveston County, Texas

Request: Zone classification change from Community Shopping Center (CSC) to Community Shopping Center with a Specific Use Permit (CSC/SUP) for the following NAICS Uses:
#6231 - Nursing Care Facilities, Skilled Nursing Facilities
#623311 - Continuing Care Retirement Communities (with on-site nursing)
#623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care)

The proposed development will consist of a total of 103 units – 75 units for assisted living and 28 units for memory care. The 75 assisted living units will be located in a three-story building with a proposed building height of 51.5 feet. The 28 memory care units will be housed in two, one-story buildings with a courtyard in between.

The project will be developed in phases. The first phase will consist of the memory care facility, and once the operations of that facility are stabilized, the assisted living units would be developed as the second phase.

As part of the request, the applicant is requesting a maximum building height of 51.5 feet for Building B – the assisted living building. The current maximum building height for the CSC zoning district is 40 feet, unless approved with a SUP.

Applicable Zoning Ordinance Excerpts

Section 9.G. Specific use permits:

1. **Purpose.** This section provides the 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.
5. **Conditions for approval.** A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;

- b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
- c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
- d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
- g. That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property; and
- h. That the proposed use is in accordance with the comprehensive plan.

6. **Additional conditions.** In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Section 7.Q.3. Area and height exceptions

b. A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

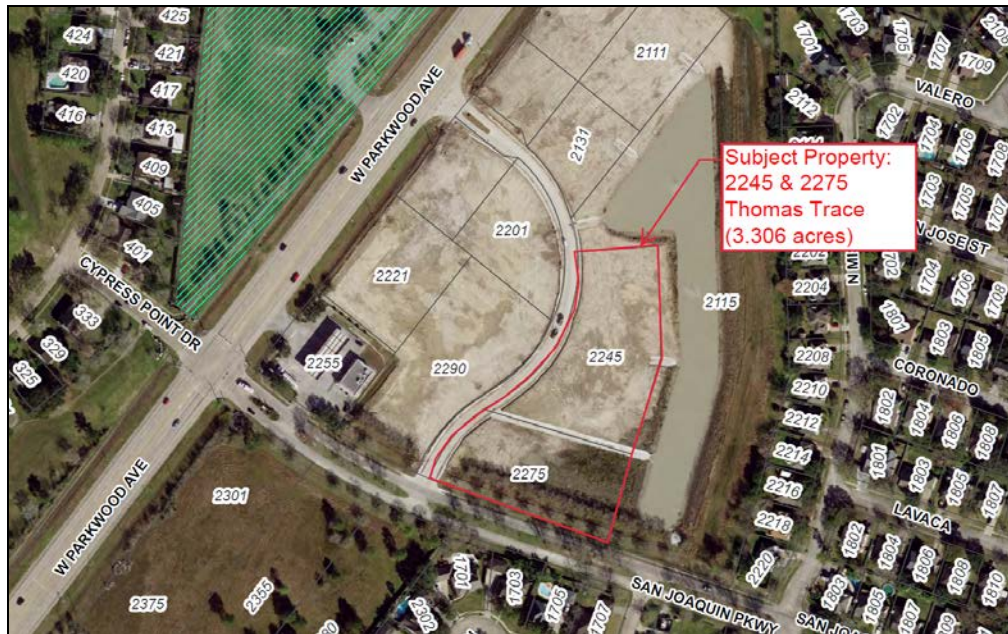
1. Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

Existing Use/Site Attributes:

The two tracts are part of the Fountains at Friendswood development. From the rear of the tracts to the residential lots, the distance is approximately 260 feet and includes the area where the detention pond is located as well as several pipeline easements.



City of Friendswood GIS Aerial Map

Zoning History:

The current zoning of the property is Community Shopping Center (CSC).

Adjacent Zoning/Land Use:

The two tracts front Thomas Trace, a private road, and San Joaquin Parkway. The detention pond reserve for the Fountains at Friendswood development surrounds the tracts on the other sides. At the rear of the detention pond reserve, there are also several pipeline easements.



City of Friendswood Zoning Map

Platting Analysis:

The subject property is part of the Fountains at Friendswood Final Plat. The developer platted the land as 10 reserves for commercial development and built a private road for access, as well as the detention pond to serve all of the tracts. Five of the tracts currently have buildings or parking constructed on them or in progress.

Planning Analysis:

The tracts are subject to the Community Shopping Center (CSC) zoning district requirements. Since the subject tracts are more than 300 feet from W. Parkwood Ave/FM 528, they are *not* required to meet the requirements of the Community Overlay District (COD).

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as Retail.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

Detention capacity for the tracts has been provided in the existing detention pond.

Utilities:

City water and sewer services are available to the site. Impact fees and meter fees will be charged for each connection.

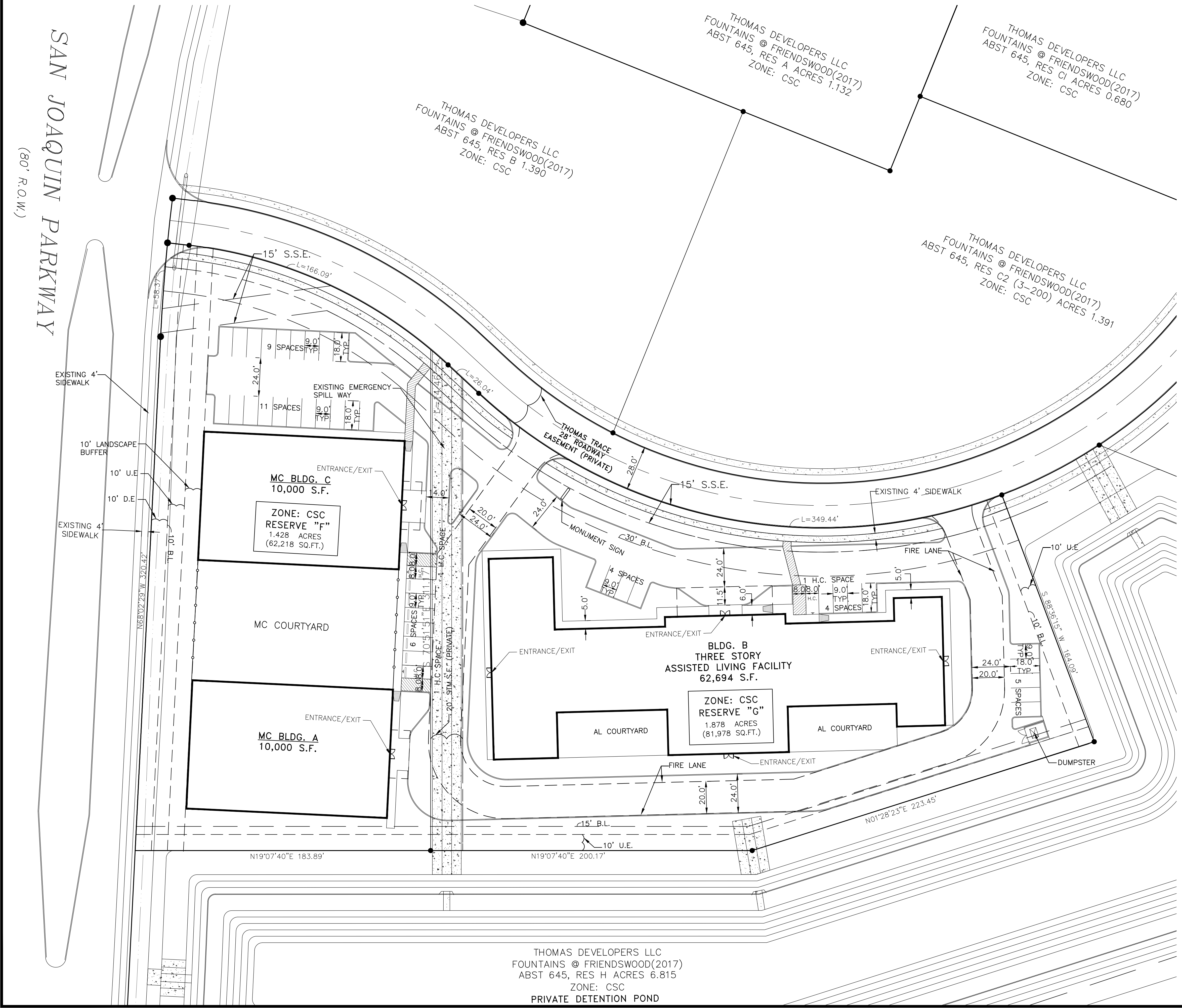
Access:

The project has direct access to Thomas Trace (60-foot private road), which in turn connects to FM 528 and San Joaquin Parkway.

Park/Open Space:

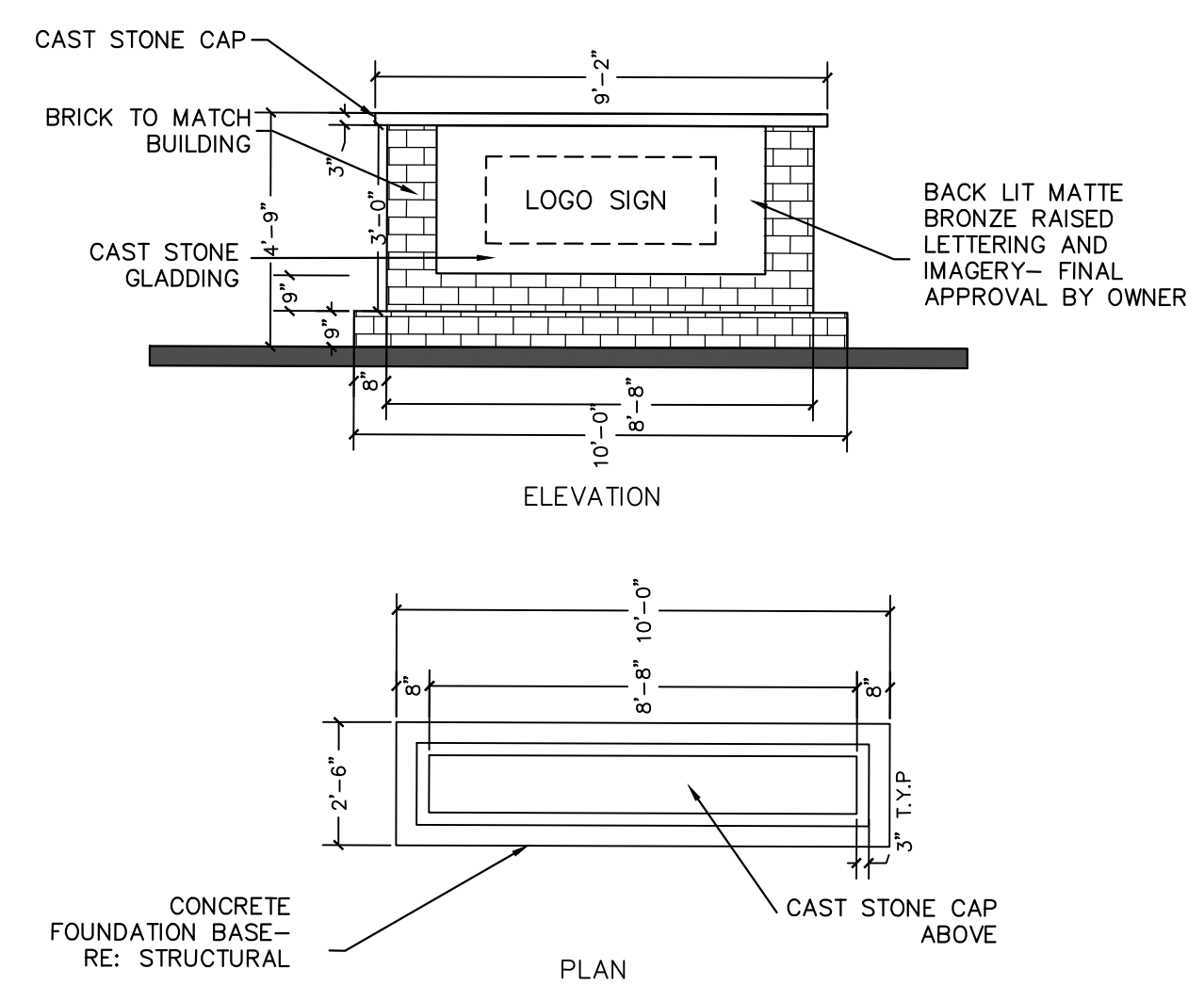
The applicant will be required to pay \$600 per unit for each dwelling unit.

SAN JOAQUIN PARKWAY
(80' R.O.W.)

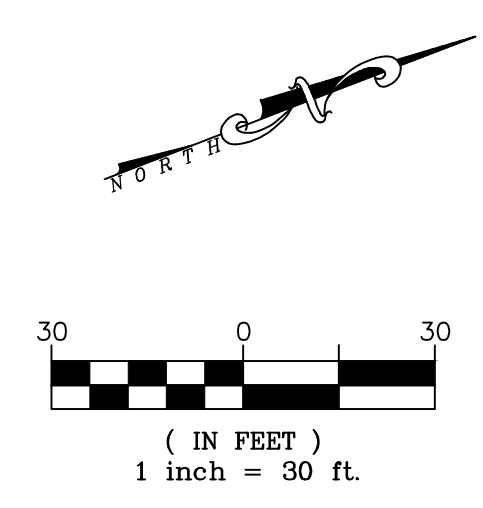


PROJECT INFORMATION	
MEMORY CARE FACILITY:	
BLDG. A- ONE STORY	
PHASE I:	
UNITS: 14 UNITS	
TOTAL BEDS: 16 BEDS	
TOTAL BUILDING: 10,000 SF.	
BLDG. C- ONE STORY	
PHASE II:	
UNITS: 14 UNITS	
TOTAL BEDS: 16 BEDS	
TOTAL BUILDING: 10,000 SF.	
COURTYARD: 9,375 SF	
ASSISTED LIVING FACILITY:	
BLDG. B- THREE STORY	
PHASE III:	
UNITS: 75	
TOTAL BUILDING: 62,694 SF.	
COURTYARDS: 3,865 SF	

PARKING SUMMARY	
PROPOSED PARKING	
MEMORY CARE BUILDING A & B :	
STANDARD PARKING (9'x18')	26
HANDICAP PARKING PROVIDED (2 VAN ACCESSIBLE)	2
ASSISTED LIVING FACILITY:	
STANDARD PARKING (9'x18')	17
HANDICAP PARKING PROVIDED (1 VAN ACCESSIBLE)	1
TOTAL PARKING PROVIDED =	46
REQUIRED PARKING	
ASSISTED LIVING: .35 SPACES PER UNIT	
75 UNITS * .35 =	27
MEMORY CARE BUILDING A : .35 SPACES PER UNIT	
14 UNITS * .35 =	5
MEMORY CARE BUILDING B : .35 SPACES PER UNIT	
14 UNITS * .35 =	5
TOTAL PARKING REQUIRED =	37



MONUMENT SIGN
NOT TO SCALE



NO.				DATE	REVISIONS	APP.
Everest Design Group, llc Planning, Engineering, Construction Management 907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-3770 FAX: 281-648-2294						
RESERVE F AND G 2245 THOMAS TRACE FRIENDSWOOD, TX 77546						
SITE LAYOUT PLAN						
DRAWN BY: BP PROJECT NO. 2018-810 SHEET NO. A1.0						
DESIGNED BY: BP DATE: FEBRUARY 12, 2018						
APPROVED BY: ST SCALE: AS SHOWN						



Everest Design Group

PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT

February 12, 2018

Ms. Becky Summers
Development Coordinator
City of Friendswood
910 S. Friendswood Dr.
Friendswood, TX 77546

Re: Application for Special Use Permit for a Senior Care Facility
Reserves G & F
Fountains @ Friendswood
Friendswood, Texas 77546

Dear Ms. Summers:

Attached for your review is the Special Use Application package for the above referenced properties. The properties are currently zoned CSC. A request is being made for a Special Use Permit to allow overall master planning of a Senior Care Facility on Reserves G & F at the Fountains @ Friendswood Commercial Subdivision.

The proposed development will consist of approximately 103 units which comprised of 75 units for assisted living and 28 units for memory care. The facility will have 3 separate buildings. One building will be for assisted living and the other two buildings for memory care.

The assisted living building will be three (3) stories. The proposed building height is 51'-5". Hence, a height limit variance is hereby requested to allow the building height to exceed 50 ft.

The project will be developed in multiple phases. The first Phase will consist of Memory Care Facility. Once the Memory Care Facility's operations are stabilized, the Assisted Living Units will be developed.

Should you have any questions, please contact me at 281-993-3770.

Sincerely,

Sel Thint, P.E.

Date: March 5, 2018

Action: Joint Public Hearing and Recommendation to City Council

Address: 2245 and 2275 Thomas Trace

Request: Community Shopping Center with a Specific Use Permit (CSC/SUP) for the following NAICS Uses: #6231 - Nursing Care Facilities, Skilled Nursing Facilities; #623311 - Continuing Care Retirement Communities (with on-site nursing); and #623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care)

Summary:

The applicant is proposing a memory care and assisted living facility, which requires a Specific Use Permit (SUP) in the Community Shopping Center (CSC) zoning district. The proposed development will consist of a total of 103 units – 75 units for assisted living and 28 units for memory care. The 75 assisted living units will be located in a three-story building with a proposed building height of 51.5 feet. The 28 memory care units will be housed in two, one-story buildings with a courtyard in between.

The project will be developed in phases. The first phase will consist of the memory care facility, and once the operations of that facility are stabilized, the assisted living units would be developed as the second phase.

As part of the request, the applicant is requesting a maximum building height of 51.5 feet for Building B – the assisted living building. The current maximum building height for the CSC zoning district is 40 feet, unless approved with a SUP.

Back Up Documents:

[Application](#)

[Fountains at Friendswood Final Plat](#)

[Aerial Map](#)

[Location Map](#)

[Zoning Map](#)

[SUP Letter](#)

[Cover sheet](#)

[Site plan](#)

[Landscape Plan](#)

[Building elevations – 3 story Assisted Living Building](#)

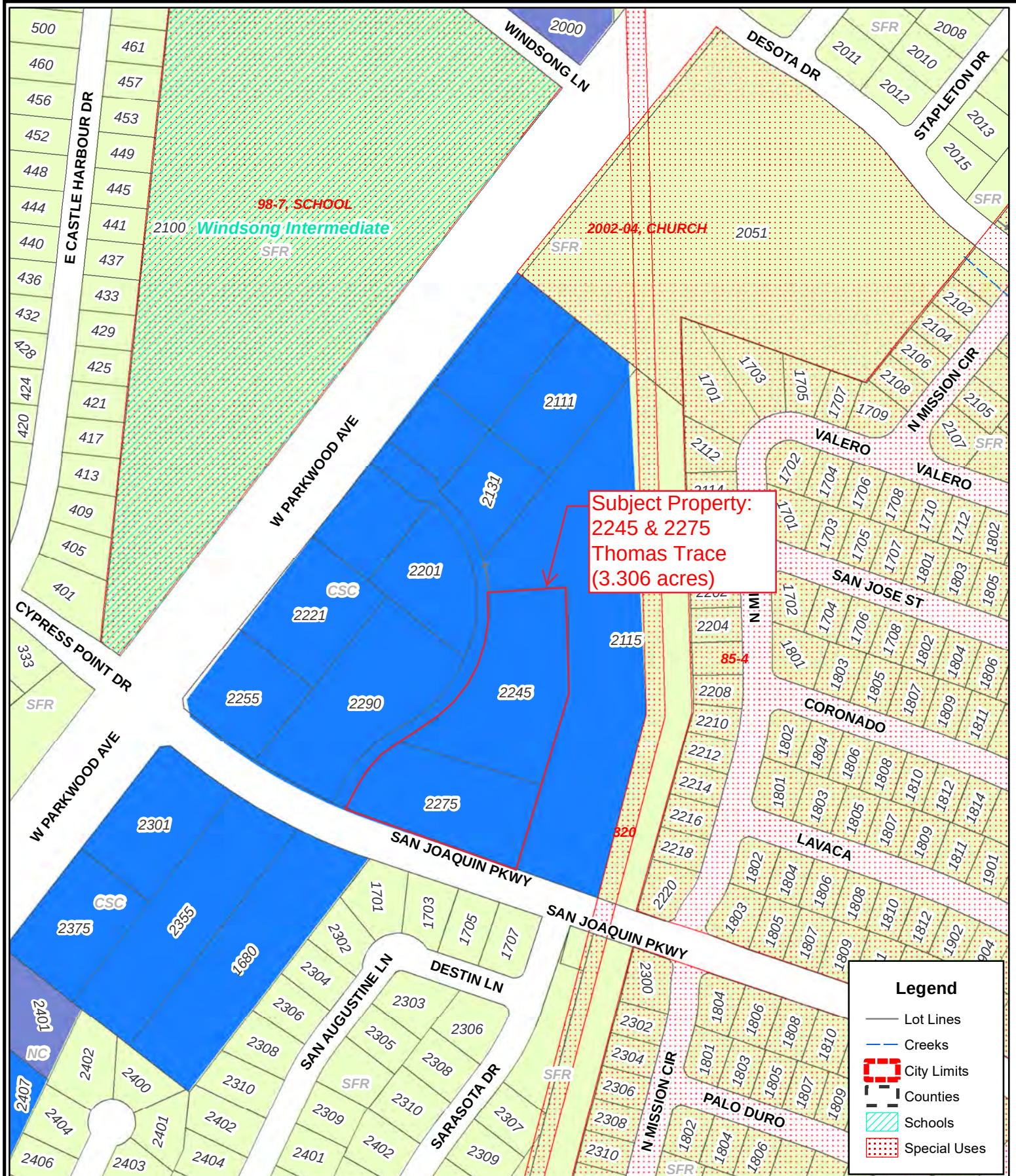
[Building elevations – 1 story Memory Care Buildings](#)

[Photometric Plan](#)

[Rezoning Report](#)

[Email from Suchmor regarding for-profit status](#)

[Ambulance Agreement with Republic EMS](#)



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City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 263'

2017 Planning and Zoning Commission To Do List

Item	Action	Target Date	Committee	Complete	Date
Permitted Use Table/NAICS Codes (annually)	Annual Review	January	n/a	X	Jan. 2017
Ordinance: Fences, Walls and Hedges change as directed by City Council	Work session JPH Recommendation	April	Ordinance	X	Aug. 17
Design Criteria Manual Review/update the Site development section and Parking Group Table; DD Amenities updated 2015	Review Recommendation	April	Ordinance	X	06/17/17
Official Zoning Map Review/update; last adoption Jan. 2015	Work session JPH Recommendation	May	Ordinance	in process; on hold	
Future Land Use Map Review/update; last update 2008	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	June	Planning	in process	
Major Thoroughfare Plan last adoption 2004; reviewed in 2010 by Council and 2011 by P&Z	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	September	Planning	X	02/15/18

2017 Planning and Zoning Commission To Do List

Zoning Ordinance Reorganize, bring in line with adopted building code, remove LNC zoning which was started several years ago, etc.	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	October	Ordinance		
Subdivision Ordinance Review/update; bring in line with a few state laws, Life safety code, and general changes	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	January	Ordinance		

Presentations by Others

Parks Master Plan by James Toney			n/a		
Capital Improvements Program by Patrick Donart		March	n/a		
Design Criteria Manual by Patrick Donart		April	n/a		
Utility Master Plan by Patrick or Rene			n/a		

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Deputy Director of CDD/Planner
 Date: March 5, 2018
 Re: DRC Report

The following DRC Meetings were held in February 2018.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Ranch Monthly Meeting	PUD	No	Cancelled this month	
97 acres between West Ranch and Friendswood Lakes Residential Development – Avalon Community by Darling Homes and Taylor Morrison	SFR	Yes; for proposed lot sizes (60-80ft)	PUD or GHD zoning required to allow lots smaller than 90 feet wide; right-of-way dedication and construction of Friendswood Lakes Blvd. (within the property) is required; water and sewer services are available – water lines will need to be looped; on-site detention required	

107 W. Heritage Discussed options for owner to upgrade property – repaving, covered parking, etc.	LI	No	Property is located within 300 feet of FM 518 and is therefore subject to the COD requirements – current metal building is existing, non-conforming; on-site detention required for any additional impervious cover; can remove/replace impervious cover or petition to GCCDD to pay into regional detention; setbacks for LI apply to any new structures on the property, including a covered parking structure	
1 Judy Ave Owner is proposing to build a new home and eventually sell existing home/lot	SFR	No	Preliminary and Final Plats required; dedication of right-of-way for Judy Ave is required to create street frontage for the two lots; water and sewer services are existing; on-site detention required unless civil engineer can present a plan to convey water to a regional detention system; not located in a high hazard flood zone; a pipeline crosses the property – no habitable structures allowed within 50 feet of the pipeline	

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Deputy Director of CDD/Planner
 Date: February 13, 2018
 Re: DRC Report

The following DRC Meetings were held in January 2018.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Ranch Monthly Meeting	PUD	No	Restroom and pavilion at Lake Friendswood are complete with the exception of electricity to the buildings; extension of Friendswood Lakes Blvd. is nearing completion; working with adjacent homeowners regarding removal/replacement of an existing fence and trees backing up to Arbor Gate Sec. 2; no interest in the commercial tracts; home sales are still strong; staff requested that the streets in established sections be kept clean and for contractors to only park on one side of the street to allow school buses, etc. through; staff will make a final punch list for overall development as they are nearing completion of the whole subdivision	
107 Shadwell Ln. Demolish existing structure due to Harvey damage; rebuild new office building similar to adjacent buildings	PUD	PUD Amendment required for new building elevations	License agreement with City Council needed to install additional parking spaces on Shadwell Ln; PUD amendment required for new building elevations and site details; eligible to receive credit for existing impervious cover; submittals to GCCDD required; water and sewer available; property located in AE and Floodway	

2245 and 2275 Thomas Trace Assisted Living/Memory Care Facility	CSC	Yes; SUP	Property is platted; SUP required for requested use; not subject to COD requirements since it is more than 300ft from FM 528; utilities are available and detention has been provided;	
FM 528 (near city limits) Residential Development – approx. 370 acres	SFR	No Yes, if proposing different lot sizes – PUD	Platting required; site plan approval required for any commercial tracts; commercial tracts within 300 feet of FM 528 subject to COD requirements; current entrance to development shown is located in Alvin city limits; developer has been provided master utility plan detailing required water line extensions; sewer service is available; on-site detention required; no high-hazard flood zones exist within the property; easements and rights-of-way required by Galveston County Consolidated Drainage District; multiple pipelines are located within the property; proximity to the gun range was also discussed; fire marshal and police department will required two points of access into the subdivision	
315 S. Friendswood Dr. (current Lary's Florist building) Food market, general store, office	LI	Yes; change to DD	Certificate of platting exemption has been issued for the property; major site changes may require site plan approval; existing building is non-conforming – changes will be required to comply with current zoning regulations; utilities existing; health district info provided; fire alarm suggested for food prep; grease trap required;	

Leisure Ln/FM 518 Restaurants, office space, personal care uses	CSC & OPD	No	Property is platted; site plan approval required; property subject to COD requirements; utilities available; detention already provided; to add amenities to pond, approval by GCCDD required and replat to change designation of use is required; 5ft sidewalk required; City Engineer recommended closing in the ditch which would ultimately require TxDOT approval	
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