

NOTICE OF A REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD THURSDAY, JUNE 21, 2018, BEGINNING AT 7 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

1. Call to order
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)
3. Consent agenda
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Minutes from June 4, 2018 regular meeting
- B. Arbor Gate at West Ranch Pond Reserve Final Plat

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding site plan approval for Ranch Express, a convenience store, gas station, and retail lease spaces, to be located at 2210 S. Friendswood Drive
5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Thursday, July 5 – Regular Meeting

Thursday, July 19 – Regular Meeting

6. Communications from the Commission
 - a. Commissioners
 - Suggestions for future agenda items and general comments
 - Updates from liaison assignments
 - b. Council Liaison
 - None at this time
 - c. Staff
 - May 2018 DRC Report

7. Adjournment

Aubrey Harbin, LEED AP
Deputy Director of Community Development/City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, Melinda Welsh, City Secretary of the City of Friendswood, do certify that the ABOVE NOTICE OF MEETING of the Friendswood Planning and Zoning Commission was posted in a place convenient to the general public in compliance with Chapter 551, Texas Government Code on the 18th day of June, 2018, at _____.

Melinda Welsh, City Secretary

<i>All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.</i>



PLANNING & ZONING COMMISSION

**MINUTES OF A
SPECIAL & REGULAR MEETING
HELD MONDAY, JUNE 4, 2018
AT 5:30 PM**

**CITY HALL
COUNCIL CHAMBERS & 2ND FLOOR
CONFERENCE ROOM
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Joint Work Session

1. The Joint Work Session began at 6:29pm with the following people in attendance:

Chairman Rhonda Neel
Commissioner Richard Sasson
Commissioner Dick Clark
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD
City Council

Commissioner Brett Banfield
Commissioner Joe Matranga
Commissioner Eric Guenther
Mary Kay Fischer, City Attorney
Morad Kabiri, City Manager

Harbin explained the North American Industry Classification System (NAICS) is a reference book that updates every five years. She said the Permitted Use Table references the 2012 NAICS and needed to be changed to cite the 2017 NAICS. She further explained that City staff would like to change the Zoning Ordinance to say "current" version of NAICS instead of using a specific year.

Harbin said NAICS #425 Wholesale Electronics markets and Agents and Brokers was inadvertently omitted during the last review and needed to be added. She stated use #447 Gasoline Stations included uses such as truck stops and was currently allowed in Community Shopping Center (CSC) districts. Harbin recommended expanding the category to six digits NAICS #447190 Other Gasoline Stations and requiring a Specific Use Permit in CSC.

Sasson said the Ordinance Subcommittee looked into the proposed changes in detail and agreed with staff's recommendations.

Harbin stated staff would like to add an exception to residential setbacks involving entry stairs. She said several homeowners had approached staff, and two have applied for variances with the Zoning Board of Adjustment, following Hurricane Harvey. She explained that people raising their homes needed to add entry stairs but the extension encroaches the front build line in most cases. Harbin said staff wanted to find a way to

decrease the hardship in these cases drafted an exception using the City of Galveston as a guide. Harbin said the subcommittee vetted the proposal very well.

The Joint Work Session ended at 6:37pm.

Joint Public Hearing

1. The Joint Public Hearing was called to order at 7:09pm with the same people in attendance.
2. Receive comments from the public, both oral and written, regarding:

- A. **Zone change request** for 2.504 acres out of Lot 12 Block 2 of Friendswood Subdivision, as recorded in Volume 238, page 14, of the Office of the County Clerk of Galveston County, Texas, located at **213 E. Heritage Dr.**, Friendswood, Galveston County, Texas, **to change from Single Family Residential (SFR), Multi-Family Residential Low Density (MFR-L), and Multi-Family Residential Low Density / Specific Use Permit (MFR-L/SUP) to Planned Unit Development (PUD)**

Harbin explained the facility has an existing Specific Use Permit (SUP) from 1974 but when Hurricane Harvey damaged the building more than 50%, the site became required to come into compliance with current codes. She said the City's Permitted Use Table no longer allows the use in residential districts with a SUP and the zoning would need to be changed to a Planned Unit Development (PUD). She stated the site and building would remain the same. Harbin also said the original restrictions from the SUP would be integrated into the PUD. She said upon zoning approval, the owners would bring the interior into compliance.

Ric Pearson/agent explained the facility was bringing the zoning into compliance as the City's codes had changed over time. He said the owner would be remodeling the interior and that the building fit in with the neighborhood.

Phil Ratisseau/citizen said everyone knows the facility had five feet of water inside during the hurricane. Ratisseau said the facility had not planned at all for evacuation and told Council not to go through that again.

- B. Proposed amendments to **Appendix C, Zoning Ordinance Section 7.P.5. North American Industry Classification System (NAICS) Codes to change version reference from "1997" to the "current" North American Industry Classification System (NAICS) Codes; and Section 7.P.6. Permitted Use Table to update the reference to the 2017 NAICS Codes; to add NAICS Use #425 Wholesale Electronics markets and Agents and Brokers; and to add NAICS Use #447190, Other Gasoline Stations (gas stations without convenience stores; truck stops; and marine service stations)**

Harbin recapped the Joint Work Session and stated the proposed changes included updating to the 2017 NAICS, adding 425 to the PUT, and expanding 447 to 447190.

No public comments.

- C. Proposed amendments to **Appendix C, Zoning Ordinance Section 7.Q.3. Area and**

Height exceptions, to allow stairs of an elevated house to encroach the front building line in certain situations

Harbin read the proposed exception: Stairs in Certain Situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of 10 feet from the front property line, if:

1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current City floodplain standards; and
2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and
3. The stairway, at its widest point, shall not exceed 10 feet.

No public comments.

3. The Joint Public Hearing adjourned at 7:17pm.

Regular Meeting

1. The Regular Meeting was called to order at 7:20pm with the same people in attendance minus the City Attorney, City Manager, and Council.
2. Communication from the public/committee liaisons
(To comply with the provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects to be placed on a later regular Commission agenda for discussion and/or possible action.)

No public comments.

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

- a. **Minutes from May 17, 2018 regular meeting**
- b. **Friendswood Plaza Reserve B Replat**

Motion to approve: Banfield

Second: Guenther

Vote: 6 to 0 Unanimous

Motion passed

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding a **zone change request** for 2.504 acres out of Lot 12 Block 2 of Friendswood Subdivision, as recorded in Volume 238, page 14, of the Office of the County Clerk of Galveston County, Texas, located at **213 E. Heritage Dr.**, Friendswood, Galveston County, Texas, **to change from Single Family Residential (SFR), Multi-Family Residential Low Density (MFR-L), and Multi-Family Residential Low Density / Specific Use Permit (MFR-L/SUP) to Planned Unit Development (PUD) Communities (with on-site nursing), and #623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care)**

Motion to approve: Matranga

Second: Clark

Vote: 6 to 0 Unanimous

Motion passed

Matranga asked if the six restrictions listed in the SUP were being maintained in the proposed PUD. Harbin said the ones that were still applicable are. He asked if changing the zoning to a Planned Unit Development could have unintended consequences. Harbin explained the PUD would be more restrictive than the Specific Use Permit since the facility would be tied to a site plan and use.

Sasson said he understood the zone change request to be more of an administrative approval since the facility already exists in that location.

Guenther asked if the facility was a non-conforming use. Harbin said it was a non-conforming use and structure until the building was destroyed more than 50%.

5. Consideration and possible action regarding proposed amendments to **Appendix C, Zoning Ordinance Section 7.P.5. North American Industry Classification System (NAICS) Codes to change version reference from “1997” to the “current” North American Industry Classification System (NAICS) Codes; and Section 7.P.6. Permitted Use Table to update the reference to the 2017 NAICS Codes; to add NAICS Use #425 Wholesale Electronics markets and Agents and Brokers; and to add NAICS Use #447190, Other Gasoline Stations (gas stations without convenience stores; truck stops; and marine service stations)**

Motion to approve: Sasson

Second: Clark

Vote: 6 to 0 Unanimous

Motion passed

6. Consideration and possible action regarding proposed amendments to **Appendix C, Zoning Ordinance Section 7.Q.3. Area and Height exceptions, to allow stairs of an elevated house to encroach the front building line in certain situations**

Motion to approve: Matranga

Second: Clark

Vote: 6 to 0 Unanimous

Motion passed

7. Consideration and possible action regarding future **Planning and Zoning Commission meeting dates**

Harbin said the next regular meeting would be Thursday, June 21st.

7. Communications from
 - a. Commissioners – Neel said the next meeting will be her last meeting on the Commission.
 - b. Staff – Harbin said new commissioners were on Council's agenda tonight and would become effective in July. She said another commissioner would become effective in September when Banfield leaves. Harbin announced Councilperson Branson would be the new Council liaison to the Commission.
8. The meeting was adjourned at 7:40pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary

Arbor Gate at West Ranch Pond Reserve Final Plat

1. [Compliance memo](#)
2. [Plat page 1](#)
3. [Plat page 2](#)

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

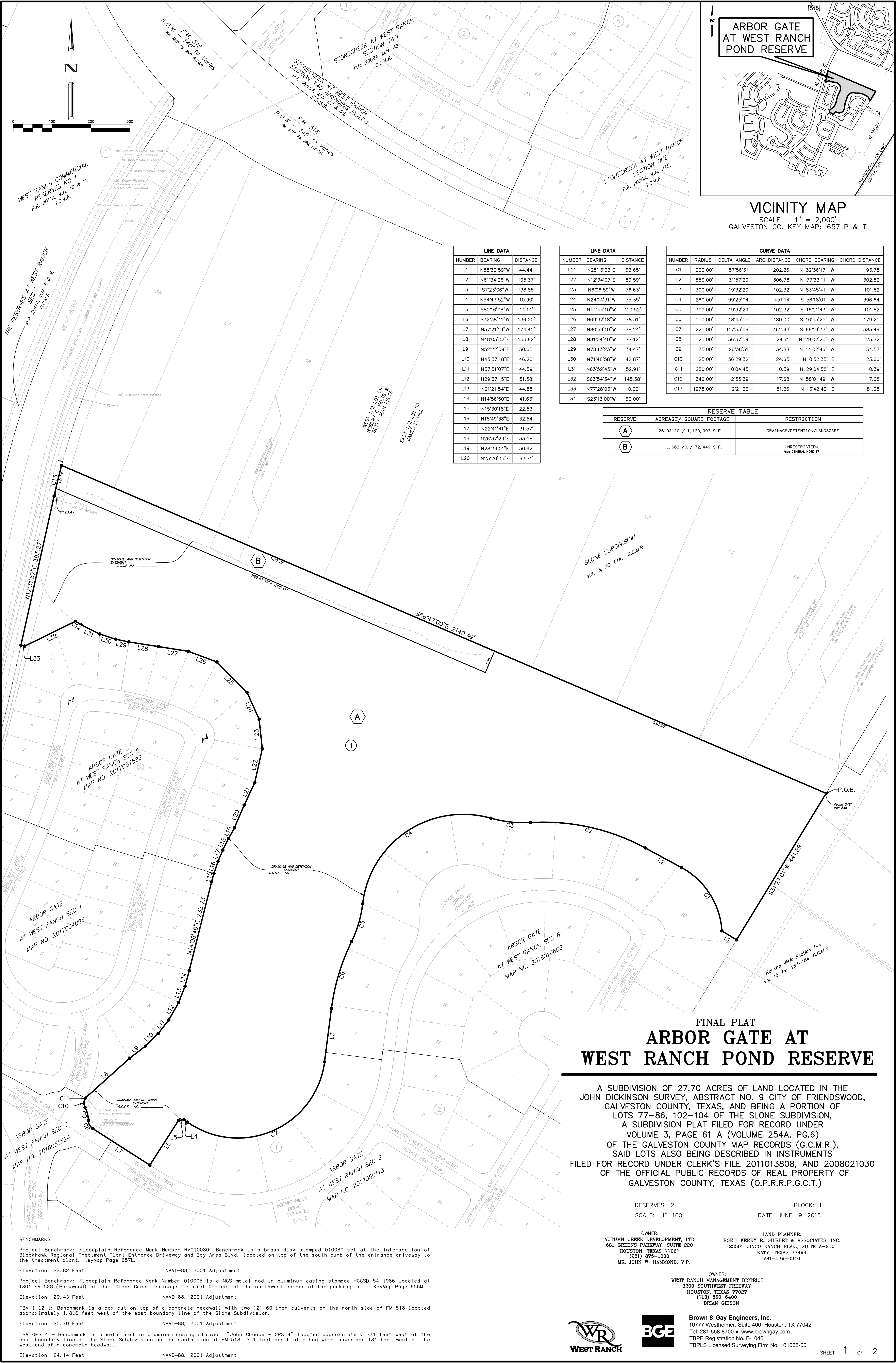
Date: June 19, 2018

Re: Arbor Gate at West Ranch Pond Reserve
Final Plat - revision

Project Description: The final plat was approved on February 15, 2018. The developer has changed from a single detention reserve to two separate reserves. The updated drainage easements will be recorded via separate instrument.

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.

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



C:\Users\jgibson\Documents\ACIO-PLAT-RESERVES.dwg, 6/19/2018 1:29 PM, Paper, 11.00

STATE OF TEXAS
COUNTY OF GALVESTON

We, AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas Corporation, its general partner, owners, hereinafter referred to as Owners of the 27.70 acre tract described in the above and foregoing map of ARBOR GATE AT WEST RANCH POND RESERVE, 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 (except those streets designated as private streets, or permanent access easements), 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.

IN TESTIMONY WHEREOF, AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through Lennar Texas Holding Company, a Texas Corporation, its general partner has caused these presents to be signed by John W. Hammond, its Vice President, therunto authorized, this _____ day of _____, 2018.

AUTUMN CREEK DEVELOPMENT, LTD.,
a Texas Limited Partnership

By: Lennar Texas Holding Company,
a Texas Corporation, its general partner

By: _____
John W. Hammond
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas Corporation, the general partner of AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Monica D. Vega-Duffield
Notary Public in and for the State of Texas
Commission Expires: February 23, 2020

STATE OF TEXAS
COUNTY OF HARRIS

We, WESLEY WEST CATTLE, L.P. and WESLEY WEST DESCENDANTS TRUST, owners and holders of a liens against the property described in the plat known as ARBOR GATE AT WEST RANCH POND RESERVE, said liens being evidenced by instruments of record in the Clerk's File No. 2008021031, 2013015867 and 2011013809 of the Official Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

WESLEY WEST CATTLE, L.P.,
a Texas limited partnership

By: Stedman West Land and Cattle Company, LLC,
its general partner

By: _____
Stuart W. Stedman
Manager

WESLEY WEST DESCENDANTS TRUST

By: _____
Stuart W. Stedman
Trustee

By: _____
Betty Ann West Stedman
Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stuart W. Stedman, Manager of Stedman West Land and Cattle Company, LLC, the general partner of WESLEY WEST CATTLE, L.P., a Texas limited partnership, and Trustee of WESLEY WEST DESCENDANTS TRUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Londa Cori
Notary Public in and for the State of Texas
Commission Expires: June 01, 2019

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Betty Ann West Stedman, Trustee of WESLEY WEST DESCENDANTS TRUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Londa Cori
Notary Public in and for the State of Texas
Commission Expires: June 01, 2019

STATE OF TEXAS
COUNTY OF HARRIS

We, WEST RANCH MANAGEMENT DISTRICT, a political subdivision of the State of Texas, acting by and through Brian Gibson, President, owners, hereinafter referred to as Owners of a portion of the 27.70 acre tract described in the above and foregoing map of ARBOR GATE AT WEST RANCH POND RESERVE, 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 (except those streets designated as private streets, or permanent access easements), 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.

IN TESTIMONY WHEREOF, WEST RANCH MANAGEMENT DISTRICT, a political subdivision of the State of Texas, partner has caused these presents to be signed by Brian Gibson, its President, therunto authorized,

this _____ day of _____, 2018.

WEST RANCH MANAGEMENT DISTRICT,
a political subdivision of the State of Texas

By: _____
Brian Gibson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Brian Gibson, President of WEST RANCH MANAGEMENT DISTRICT, a political subdivision of the State of Texas, acting by and through Brian Gibson, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

By: _____
Rhonda Neel
Chairman
Print Name: _____
Commission Expires: _____

I, Alan C. Bentley, 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 have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the ARBOR GATE AT WEST RANCH SECTION FIVE plat boundary corners have been tied to the nearest survey corner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of ARBOR GATE AT WEST RANCH POND RESERVE, in conformance with the rules and regulations of the City of Friendswood as adopted by the City Council and authorized the recording of this plat

this _____ day of _____, 2018.

By: _____
Rhonda Neel
Chairman
Attest: _____
Becky Summers
Development Coordinator

I, Patrick Donart, P.E., CFM, Public Works Director / City Engineer of the City of Friendswood, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of the City as adopted by the City Council and further that it complies with all of the ordinances as currently adopted by the City.

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

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2018, at _____ o'clock, _____ M., and duly recorded on _____,

2018, at _____ o'clock, _____ M., Instrument# _____ Galveston County Map Records.

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

Dwight D. Sullivan
County Clerk
Galveston County, Texas

DESCRIPTION OF A 27.70 ACRE TRACT OF LAND SITUATED
IN THE JOHN DICKINSON SURVEY, ABSTRACT NO. 9
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

03'32"

BEING a 27.70 acre tract of land situated in the John Dickinson Survey, Abstract No. 9 City of Friendswood of Galveston County, Texas and being a portion of Lots 77-86, and Lots 102-104 of SLONE SUBDIVISION, a subdivision plat recorded under Volume 3, Page 61A of the Galveston County Map Records (G.C.M.R.), and a portion of 2 tracts of land as described in deeds to Autumn Creek Development, Ltd. recorded under Galveston County Clerk's File Number (G.C.C.F. No.) 2010113808 and 2008021030, and a portion of Lot 103 of said SLONE SUBDIVISION, as described in a deed to Autumn Creek Development, Ltd. recorded under G.C.C.F. No. 2008057825, and all of a called 0.7454 acre tract of land conveyed to West Ranch Management District recorded under G.C.C.F. No. 2012046255, said 27.70 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the Southeast corner of a called 4.8476 acre tract of land described in an instrument to Donnie McRae Enterprises, LLC recorded under G.C.C.F. No. 2013005529 same being the Northeast corner of said 0.7454 acre tract and the Northeast corner of the herein described tract, lying on the West line of Block 2, of RANCHO VIEJO SECTION TWO, a subdivision plat recorded under Vol. 15, Pgs. 183-184 of the G.C.M.R.;

THENCE, S 31°27'01" W, partially along with the East line of said 0.7454 acre tract and Lot 86 of said SLONE SUBDIVISION and the West line of said RANCHO VIEJO SECTION TWO, at a distance of 273.33 feet passing a 1/2-inch iron rod found for the common West corner of Lots 7 and 8 of said RANCHO VIEJO SECTION TWO, and continuing for a total distance of 441.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

THENCE, over and across said Lots 86-82 and said Lot 104, the following courses and distances:

N 58°32'59" W, a distance of 44.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears S 86°21'58" W, 200.00 feet;

In a Northwesterly direction, along said curve to the left, a distance of 202.26 feet, having a radius of 200.00 feet, a central angle of 57°58'31" and a chord which bears N 52°36'17" W, 193.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 61°34'26" W, a distance of 105.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

In a Westerly direction, along said curve to the left, a distance of 306.78 feet, having a radius of 550.00 feet, a central angle of 31°57'29" and a chord which bears N 77°33'11" W, 302.82 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Westerly direction, along said curve to the right, a distance of 102.32 feet, having a radius of 300.00 feet, a central angle of 19°32'29" and a chord which bears N 83°45'41" W, 101.82 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, a distance of 451.14 feet, having a radius of 260.00 feet, a central angle of 99°25'04" and a chord which bears S 56°18'01" W, 396.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Southerly direction, along said curve to the right, a distance of 102.32 feet, having a radius of 300.00 feet, a central angle of 19°32'29" and a chord which bears S 16°21'43" W, 101.82 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southerly direction, along said curve to the left, a distance of 180.00 feet, having a radius of 550.00 feet, a central angle of 18°45'05" and a chord which bears S 16°45'25" W, 179.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 07°23'06" W, at a distance of 114.13 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of Lot 5 of Block 1 of ARBOR GATE AT WEST RANCH SECTION TWO, a subdivision plat recorded under Map Number (M.N.) 2017050113 of the Galveston County Map Records (G.C.M.R.), and continuing for a total distance of 138.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, along and with the Northwesterly line of said ARBOR GATE AT WEST RANCH SECTION TWO, the following courses and distances:

In a Southwesterly direction, along said curve to the right, a distance of 462.93 feet, having a radius of 225.00 feet, a central angle of 117°53'06" and a chord which bears S 66°19'37" W, 385.49 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 54°43'52" W, a distance of 10.90 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Northwest corner of said Block 1;

S 80°16'08" W, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Westerly Northwest corner of said Block 1;

S 32°38'41" W, a distance of 136.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Southerly corner of the herein described tract, lying on the North right-of-way line of Scenic Hills Drive (60 feet wide) as shown on said ARBOR GATE AT WEST RANCH SECTION TWO;

THENCE, N 57°21'19" W, along and with said North right-of-way line, at a distance of 116.70 feet passing a 1/2-inch iron pipe with cap stamped "Brown & Gay" found, and continuing for a total distance of 174.45 feet along and with the North right-of-way line of said Scenic Hills Drive as shown on ARBOR GATE AT WEST RANCH SECTION 3, a subdivision plat recorded under M.N. 2016051524 of the G.C.M.R. to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

THENCE, along and with the North right-of-way of said Scenic Hills Drive, the following courses and distances:

In a Northwesterly direction, along said curve to the right, a distance of 24.71 feet, having a radius of 25.00 feet, a central angle of 56°37'59" and a chord which bears N 29°02'20" W, 23.72 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of reverse curvature to the left;

In a Northerly direction, along said curve to the left, a distance of 34.88 feet, having a radius of 75.00 feet, a central angle of 26°38'51" and a chord which bears N 14°02'46" W, 34.57 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, a distance of 24.65 feet, having a radius of 25.00 feet, a central angle of 56°29'32" and a chord which bears N 00°52'35" E, 23.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of reverse curvature to the left;

In a Northeastery direction, along said curve to the left, a distance of 0.39 feet, having a radius of 280.00 feet, a central angle of 00°04'45" and a chord which bears N 29°04'58" E, 0.39 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southeast corner of ARBOR GATE AT WEST RANCH SECTION ONE, a subdivision plat recorded under M.N. 2017004496 of the G.C.M.R.;

THENCE, along and with the East line of said ARBOR GATE AT WEST RANCH SECTION ONE, the following courses and distances:

N 48°03'32" E, a distance of 153.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 52°22'09" E, a distance of 50.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 45°37'18" E, a distance of 46.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 37°51'07" E, a distance of 44.59 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 29°37'15" E, a distance of 51.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 21°21'54" E, a distance of 44.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 14°56'50" E, a distance of 41.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 14°08'46" E, a distance of 235.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

N 15°30'18" E, a distance of 22.53 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said ARBOR GATE AT WEST RANCH SECTION ONE;

THENCE, along and with the East and North line of ARBOR GATE AT WEST RANCH SECTION 5, a subdivision per plat recorded under M.N. 291705782 of the G.C.M.R., the following courses and distances:

N 18°49'38" E, a distance of 32.54 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 22°41'41" E, a distance of 31.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 26°37'29" E, a distance of 33.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 28°39'01" E, a distance of 30.92 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 23°20'35" E, a distance of 63.71 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 251°3'03" E, a distance of 63.65 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 12°34'07" E, a distance of 89.59 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 06°06'59" W, a distance of 76.63 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 241°4'31" W, a distance of 75.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 44°44'10" W, a distance of 110.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 69°32'18" W, a distance of 78.31 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 80°59'10" W, a distance of 78.24 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 81°04'40" W, a distance of 77.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 78°13'23" W, a distance of 34.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 71°48'58" W, a distance of 42.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 63°52'45" W, a distance of 52.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 30°30'22" E, 346.00 feet;

In a Northwesterly direction, along said curve to the right, a distance of 17.68 feet, having a radius of 346.00 feet, a central angle of 02°55'39" and a chord which bears N 58°01'49" W, 17.68 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 63°54'34" W, a distance of 145.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 77°28'03" W, a distance of 10.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner, lying on the East line of Restricted Reserve "A" of WEST BLVD. PHASE 1, a subdivision plat recorded under Plat Record 2010A, Pgs. 79-80 of the G.C.M.R.;

THENCE, N 12°31'57" E, a distance of 393.27 feet along and with the said East line to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northerly direction, continuing along and with said East line and said curve to the right, a distance of 81.26 feet, having a radius of 1,975.00 feet, a central angle of 02°21'26" and a chord which bears N 13°42'40" E, 81.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

THENCE, S 66°47'00" E, a distance of 2,140.49 feet along and with the South lines of Lots 56-64 of said SLONE SUBDIVISION and 4.8476 acre tract, same being the North lines of said Lots 77-85 and the North line of said 0.7454 acre tract to the POINT OF BEGINNING and containing 27.70 acres of land.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

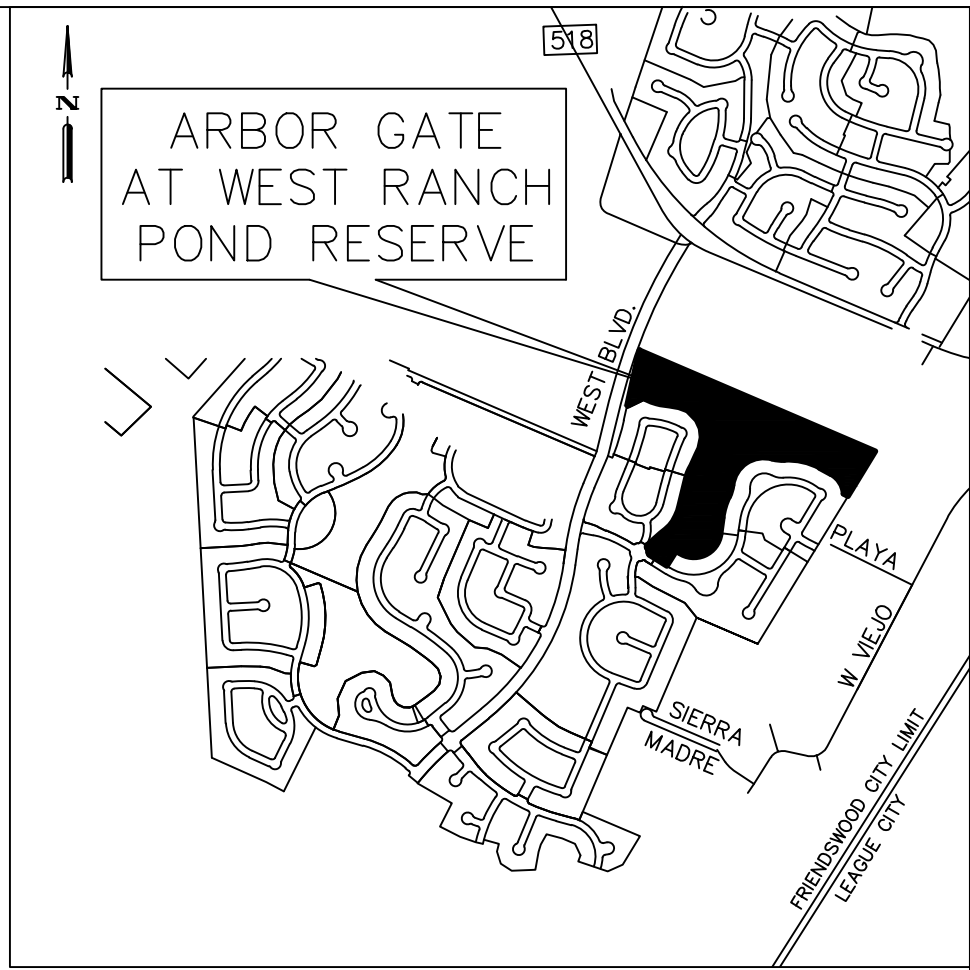
- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements. Furthermore, no permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within said right-of-ways or drainage easements without the approval of the DISTRICT.
- The detention and drainage facilities are to be maintained by the property owner.
- 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.
- Additional drainage easements may be required at the time a drainage plan is submitted to the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT for approval.
- Plantings, flowerbeds, or other landscaping is not permitted in side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- 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 _____ Date _____

Director _____ Date _____

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



VICINITY MAP
SCALE - 1" = 2,000'
GALVESTON CO. KEY MAP: 657 P & T

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN. S.E." indicates "Sanitary Sewer Easement".
- "STM. S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "G.C.C.F." indicates "Galveston County Clerk's File Number".
- "G.C.M.R." indicates "Galveston County Map Records".
- "O.P.R.O.R.P." indicates "Official Public Records of Real Property".
- " " indicates a proposed Streetlight.
- All of the pipelines and pipeline easements are shown hereon.
- The finished floor elevations of all structures shall be located above the Base Flood Elevation (established by FEMA) as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall be a width of not less than four (4) feet and comply with Federal, State and Local requirements. The Developer shall cause the installation of a six foot (6) sidewalk along east side of West Boulevard and along the north side of Scenic Hill Dr.
- The subject property is located within City of Friendswood Planned Unit Development Ordinance No. 2004-20, adopted February 7, 2005 and is subject to all regulations contained therein. Notably, Unrestricted Reserve "B" may only be improved and utilized in accordance with the use or uses allowed under such ordinance, as may be amended.
- No residential, commercial, or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than fifty (50) feet to any pipeline except low pressure distribution system pipelines.
- No residential, commercial, or industrial structure shall be permitted to be built nearer than one hundred and fifty (150) feet from any well or related facility other than structures necessary to operate the well or facility.
- Reserves A & B will be maintained by the West Ranch Homeowner's Association after the West Ranch Management District is dissolved.
- Bearing orientation is based on the Texas Coordinate System, South Central Zone, NAD-83 established by GPS observations with a bearing and distance of N 41°43'46" E, 1,118.80 feet along the northwest line of the Slone Subdivision, originally recorded in Volume 254-A, Page 6 of the Galveston County Map Records and transferred to Volume 3, Page 61A of the Galveston County Map Records, said west line being monumented on the south by a 2-inch iron pipe found for corner at the intersection of the west line of said John Dickinson League, Abstract 9 with the south corner of the Sarah McKissick Survey, Abstract 151 and the most easterly north corner of the Mary Fabreau Survey, Abstract 69 being an angle point the west line of Lot 108 of said Slone Subdivision, same also being the south corner of a 50-foot wide strip of land dedicated to the City of Friendswood for roadway purposes as shown on the plat of Falcon Ridge Section Three, a subdivision plat filed for record under Volume 18, Page 282 of the Galveston County Map Records and monumented on the north by a 5/8-inch iron rod found for corner and being the southwest corner of a called 61.3567 acres described in a deed recorded under Clerk's File Number 9441874 of the Official Public Records of Real Property of Galveston County, Texas.
- The boundary survey for this plat is based on closes within 1:10,000.
- This property lies in Unshaded Zone "X" according to Flood Insurance Rate Map, Galveston County, Texas No. 4854680005 E, Dated Sept. 22, 1999. The effective 100-year flood plain elevation 15.80 feet (NAVD-88, 2001 adj.). FIRM base flood elevation is 17.0 feet. To convert to NAVD 88 2001 Adj., subtract 1.2 feet from 17.0 feet. The minimum slab elevation for these lots shall be either 2.0 feet above top of curb or have an elevation of 21.43 feet (NAVD 88 2001 Adj.), whichever is greater.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; The West Ranch Homeowner's Association or West Ranch Management District shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public rights-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.
- Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE Inc" at all plat boundary corners unless otherwise noted.
- There are no pre-existing trees within this plat that fit the description found in Section 8.1.f.(3) of the Zoning Ordinance of the City of Friendswood.
- The City of Friendswood shall be responsible for the maintenance of sidewalks within the public right-of-way and portions thereof that meander onto adjacent landscape and/or open space reserves. Portions of sidewalks which meander onto such private reserves shall be considered and are hereby dedicated as public access paths with the same allowances and limitations as those within the public right-of-way.

FINAL PLAT ARBOR GATE AT WEST RANCH POND RESERVE

A SUBDIVISION OF 27.70 ACRES OF LAND LOCATED IN THE JOHN DICKINSON SURVEY, ABSTRACT NO. 9 CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 77-86, 102-104 OF THE SLONE SUBDIVISION, A SUBDIVISION PLAT FILED FOR RECORD UNDER VOLUME 3, PAGE 61 A (VOLUME 254A, PG.6) OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), SAID LOTS ALSO BEING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER CLERK'S FILE 2011013808, AND 2008021030 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS (O.P.R.R.P.G.C.T.)

RESERVES: 2 BLOCK: 1

Ranch Express
2210 S. Friendswood Drive

1. [Compliance memo](#)
2. [Cover sheet](#)
3. [Site plan](#)
4. [Gas station building elevations – front and side](#)
5. [Gas station building elevations – rear and side](#)
6. [Gas station canopy elevations](#)
7. [Retail lease spaces building elevations – all four sides](#)
8. [Dumpster screening](#)
9. [Landscape plan](#)
10. [Tree survey](#)
11. [Photometric plan](#)

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: June 12, 2018

Re: Ranch Express – 2210 S. Friendswood Drive
Commercial Site Plan

Project Description: A new commercial development including a convenience store, gas pumps, and retail strip center. Project is located at the corner of South Friendswood Drive (FM 518) and Old Road, near the West Ranch subdivision.

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) Mitigation needed for 12 trees. Payment into tree fund required prior to Certificate of Occupancy.

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

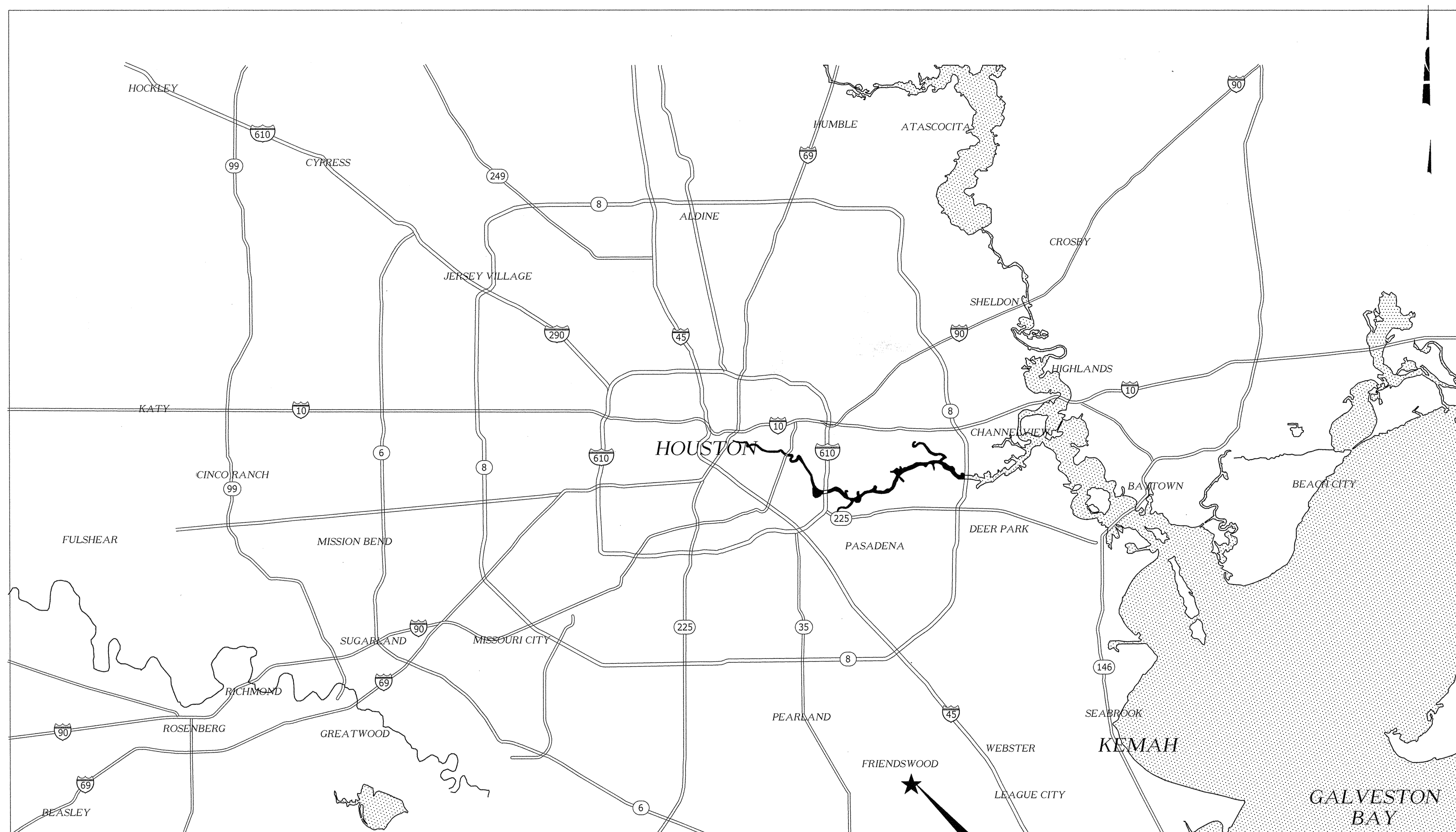
RANCH EXPRES

@ 2210 FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546

CONSTRUCTION OF NEW COMMERCIAL FACILITY -
NEW CONVENIENCE STORE WITH RETAIL FUEL and RETAIL CENTER

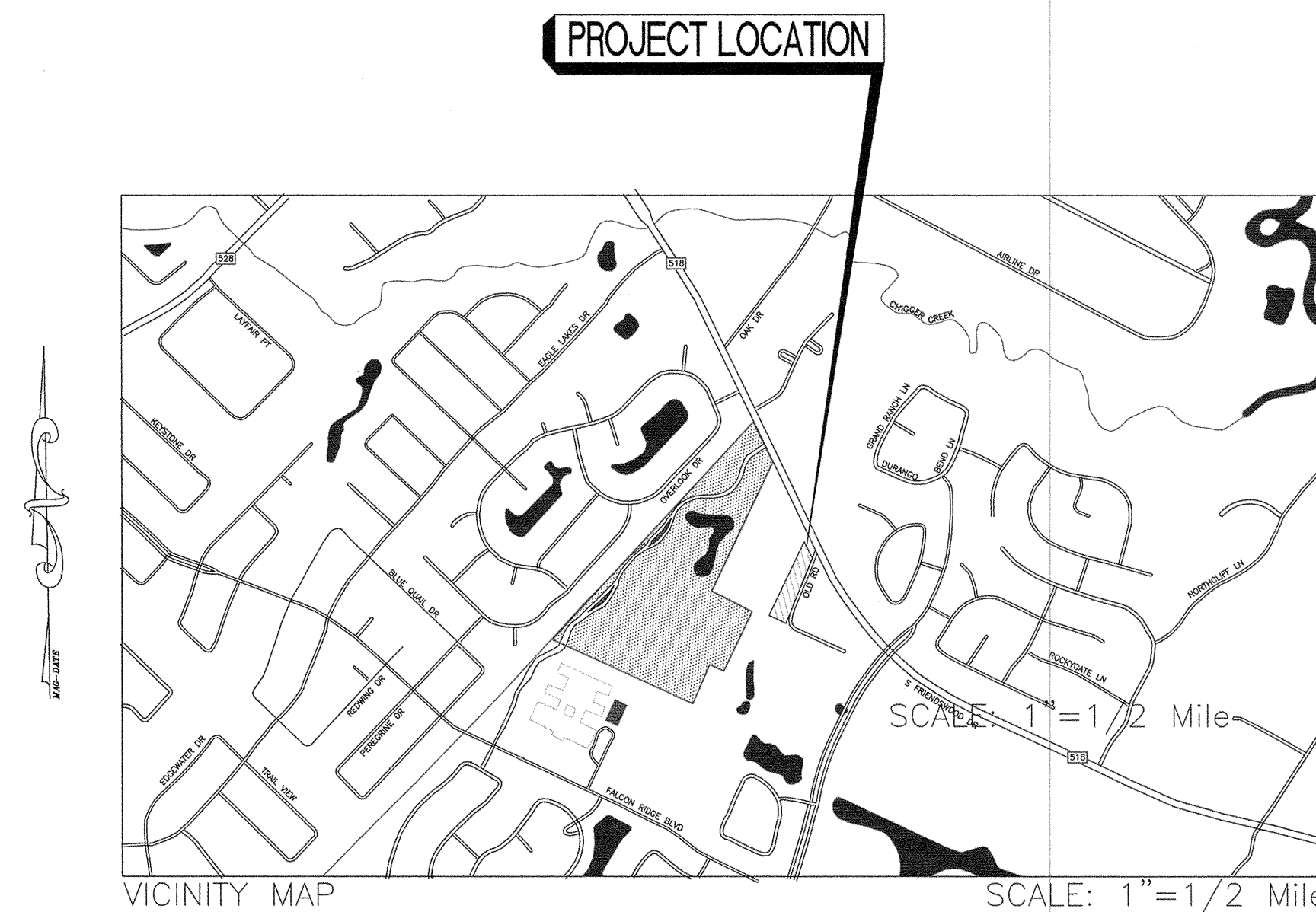
PACIFICUS
PROFESSION ASSOCIATION
Consultants & Project Managers
PH: (281) 898-4069
5821 S.W. FRWY
HOUSTON, TEXAS 77057

DOUGLAS MILLER
FIRM No. 9837 P.E. 78419
Brian Baca
Consulting Designer
PH: (713) 480-6500



LOCATION MAP

SCALE: 1" = 2 MILES



VICINITY MAP

SCALE: 1"=1/2 Mile

Galveston County Consolidated Drainage District

1. Contact the DISTRICT 48 hours, prior to commencing construction and upon completion for final inspection.
2. Buildings, Fences or other structures shall not be erected in the District Right-Of-Ways or other Drainage Easements.
3. The Detention and Drainage Facilities are to be maintained by the property owner. Use this note for Private or Single Lot System ONLY.
4. The Detention facility is to be maintained by the DISTRICT provided that the DISTRICT has Approved the construction of the facility. The Developer has Paid the required Fee. The Site and Access has been Deeded to the DISTRICT in fee, and subject to Approval by the Board.
5. All Drainage Facilities shall have erosion control established upon completion. Contractor to provide the DISTRICT with proposed Grass Type, Application Rate and Method for application prior to commencing. Grass shall be 95% germinated prior to acceptance of the facility.
6. Plantings, Flower Beds or other Landscaping is not permitted within side lot drainage or Detention Easements.
7. Building Permit shall be applied for until all Drainage and Detention Facilities are constructed, inspected and Approved by the DISTRICT.
8. DISTRICT Personnel shall have the right to enter upon the property and conduct interim inspections as required.
9. No permanent improvements including; Landscaping, Paving, Trees, Sprinklers, Utilities, Playgrounds Equipment, Park Benches, Tables, Sports Fields, Piers, or sidewalks shall be constructed within the detention facility without the approval of the DISTRICT.

Signature Block
For Preliminary Drainage Plans

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

The approval granted by these signatures does not constitute the District's approval for granting of any construction or building permits. This Preliminary approval shall expire in six (6) months.



PATRICK DONAHUE, P.E., CFM PUBLIC WORKS DIRECTOR/ CITY ENGINEER	DATE
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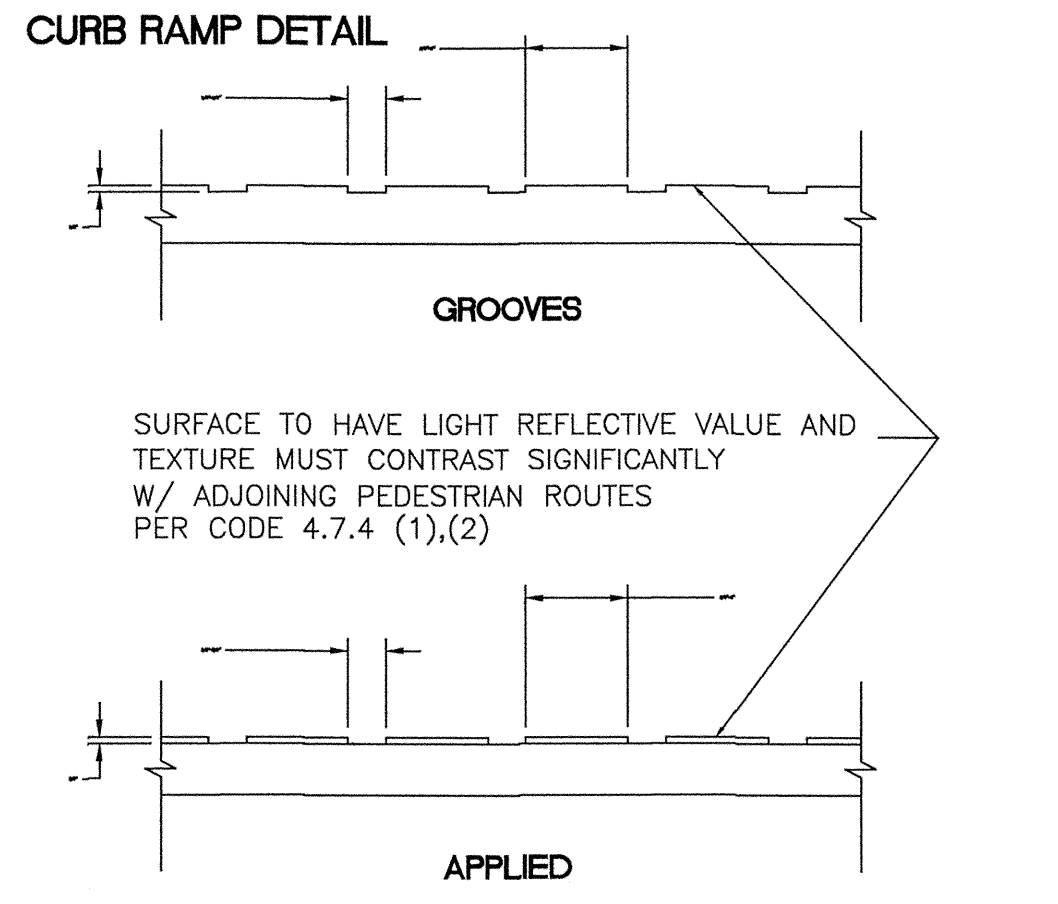
FIDEL BARRA, CFM DEPUTY DIRECTOR OF PUBLIC WORKS	DATED
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NOTE:
THIS IS TO CLARIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FREDERICK. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY FIVE (365) CALENDAR DAYS. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONFERS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.

EFFECTIVE DATE: JULY 1, 2011



VICINITY MAP SCALE: 1"=1/2 Mile



PARKING ANALYSIS

RETAIL C-STORE 4,800/1000x4=(19 req); 19 provided
4 PER 1,000 GFS REQUIRED

FUEL DISPENSERS 12 req; 12 provided
1 PER SIDE OF FUEL DISPENSER REQUIRED

RETAIL LEASE SPACE 8,560/1000x4=(34 req); 34 provided
4 PER 1,000 GFS REQUIRED

TOTAL PARKING REQ. = 65; PROVIDE-(75)

F.E.S.

FIRE EXTINGUISHER STATION
SURFACE MOUNTED ON WALL AT BOTH SIDES OF
CONVENIENCE STORE AT LOCATIONS SHOWN.
MINIMUM 75'-0" FROM ALL FUEL DISPENSERS
(TYPICAL)

"SIGNAGE" @ DISPENSERS

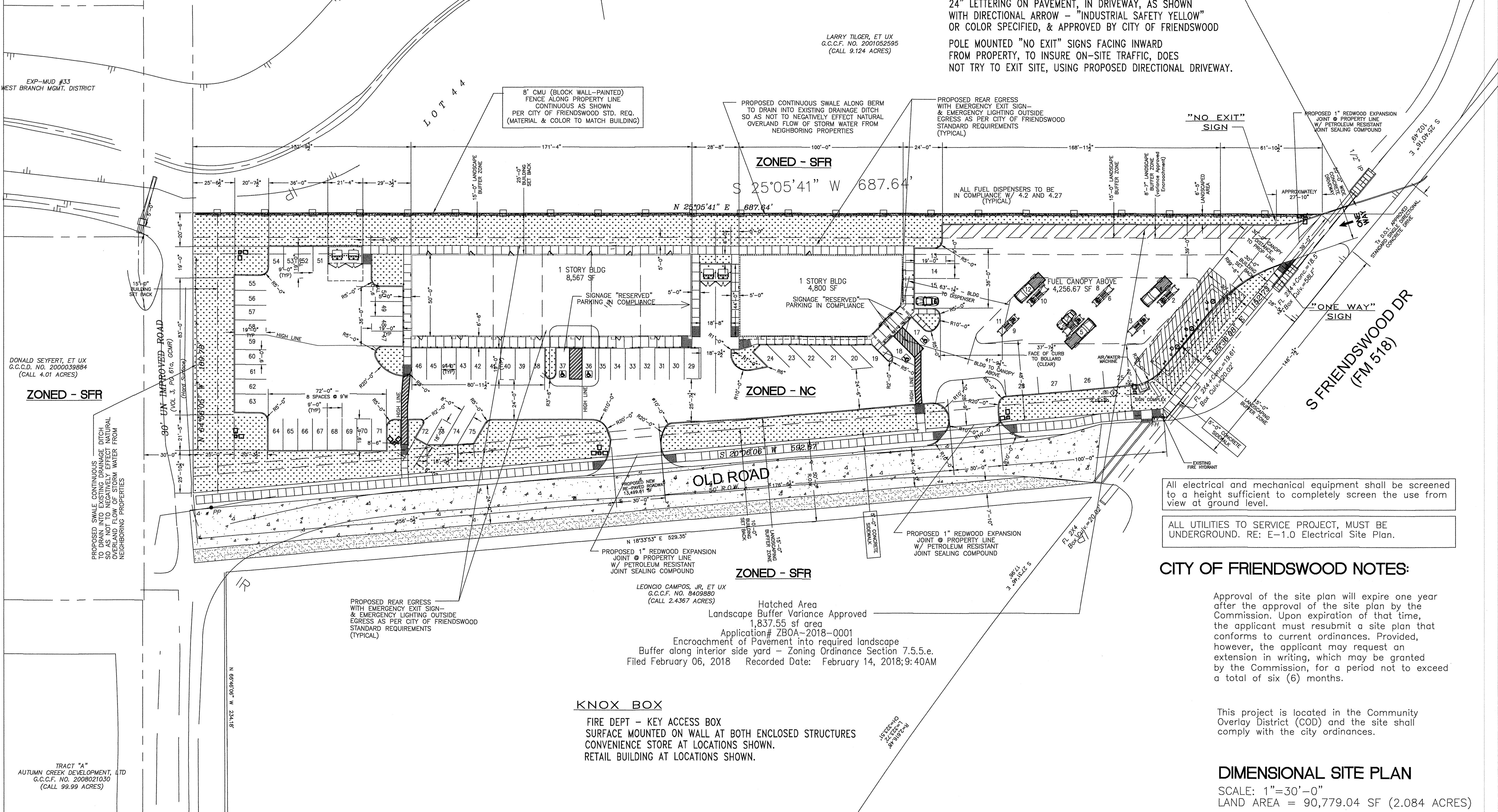
IFC 2012, SECTION 2402.3.5 -
EMERGENCY PROCEDURES
IN CASE OF FIRE, SPILL OR RELEASE
1. USE EMERGENCY PUMP SHUT-OFF
2. REPORT THE ACCIDENT
FIRE DEPARTMENT TELEPHONE No:
(281) 996 - 3360
FACILITY ADDRESS: 1610 Harold Whitaker Dr.
FRIENDSWOOD, Tx 77546

"ONE WAY" SIGNAGE

CONTRACTOR TO PAINT PROPOSED "ENTRY ONLY"
24" LETTERING ON PAVEMENT, IN DRIVEWAY, AS SHOWN
WITH DIRECTIONAL ARROW - "INDUSTRIAL SAFETY YELLOW"
OR COLOR SPECIFIED, & APPROVED BY CITY OF FRIENDSWOOD

POLE MOUNTED "NO EXIT" SIGNS FACING INWARD
FROM PROPERTY, TO INSURE ON-SITE TRAFFIC, DOES
NOT TRY TO EXIT SITE, USING PROPOSED DIRECTIONAL DRIVEWAY.

LARRY TILGER, ET UX
G.C.C.F. NO. 2001052595
(CALL 9.124 ACRES)



All electrical and mechanical equipment shall be screened
to a height sufficient to completely screen the use from
view at ground level.

ALL UTILITIES TO SERVICE PROJECT, MUST BE
UNDERGROUND. RE: E-1.0 Electrical Site Plan.

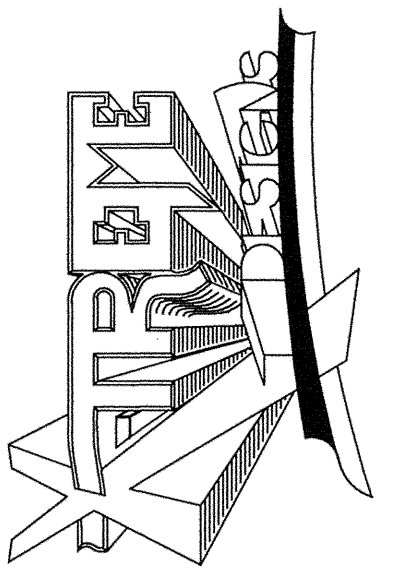
CITY OF FRIENDSWOOD NOTES:

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

This project is located in the Community
Overlay District (COD) and the site shall
comply with the city ordinances.

DIMENSIONAL SITE PLAN

SCALE: 1"=30'-0"
LAND AREA = 90,779.04 SF (2.084 ACRES)



DRAWINGS ISSUED FOR:

07-12-17	BEGIN PROJECT
09-11-17	DESIGN SUBMITAL
10-19-17	DESIGN REVISION
01-22-18	VARIANCE REVISION
02-27-18	REV-Variance Approval
04-25-18	REV per City & GCCDD
05-03-18	REV per City
	Issued for Construction

REVISIONS

MAY 05, 2018

NEW CONSTRUCTION of
NEW CONVENIENCE STORE FACILITY
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY, INC.

DRAWING TITLE

DIMENSIONAL
SITE PLAN

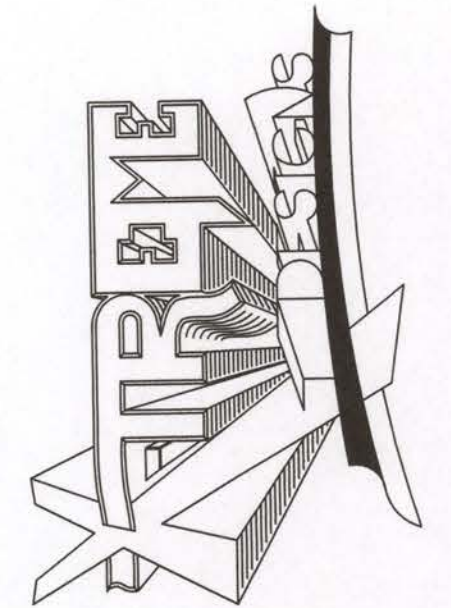
DWG

A-1.0

33

EXTERIOR WITH STONE VENEER AT BOTTOM + COLUMN FACES

Mechanical and electrical equipment shall be screened to a height sufficient to completely screen the use from view at ground level.



DRAWINGS ISSUED FOR:

07-12-17	BEGIN PROJECT
09-13-17	FINAL DESIGN
09-15-17	OWNER APP.-sign_off
09-29-17	REVISION
10-19-17	DESIGN REVISION
01-10-18	DESIGN REVISION
02-18-18	DESIGN FINAL
	Issued for Construction

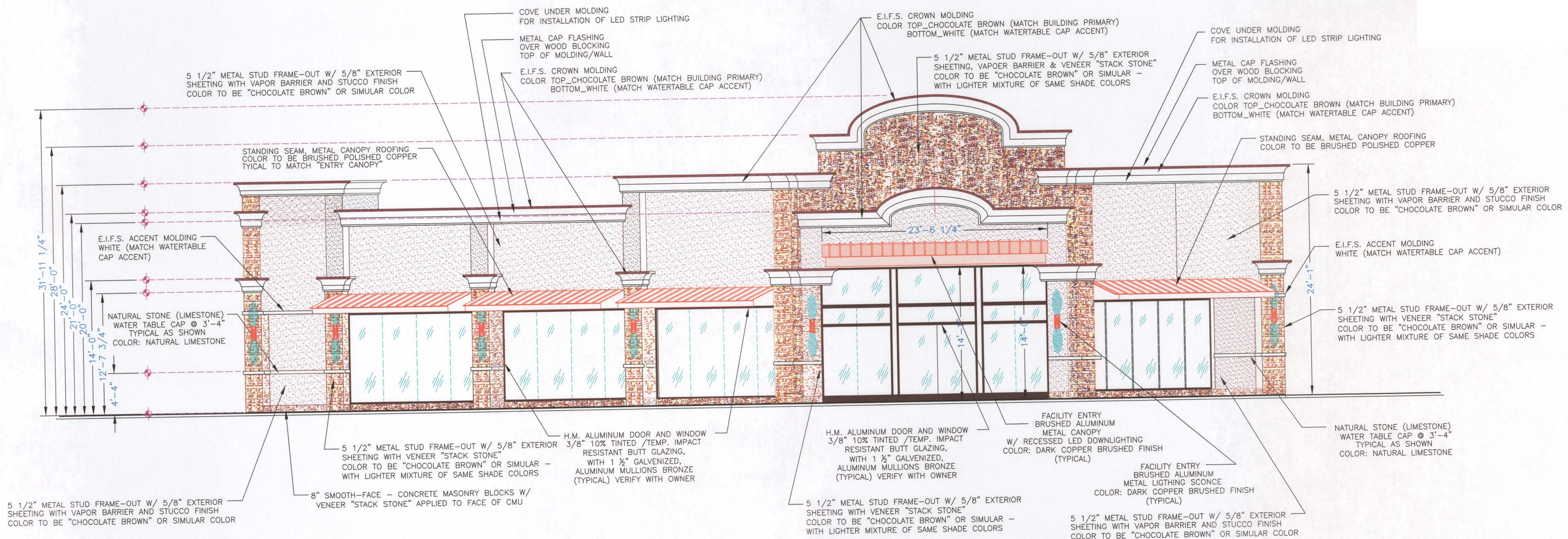
REVISIONS

APRIL 25, 2018

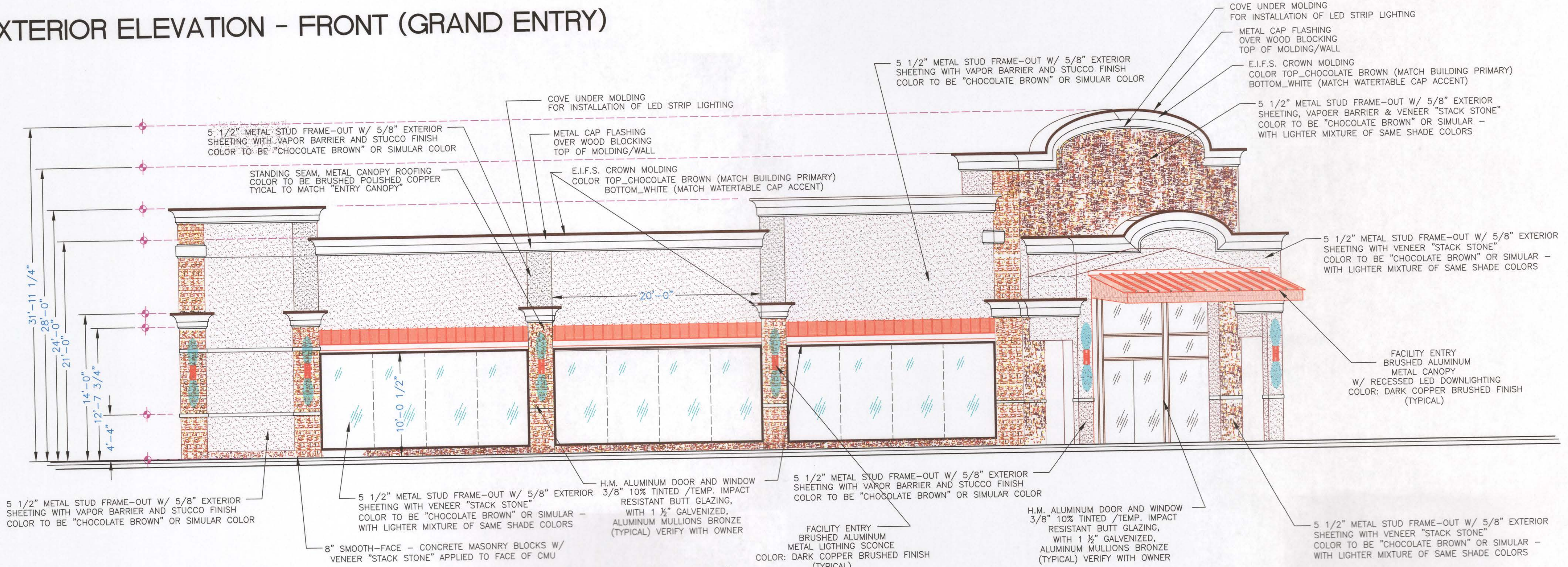
NEW CONSTRUCTION of
CONVENIENCE STORE FACILITY
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY, INC.

DRAWING TITLE
EXTERIOR
ELEVATIONS

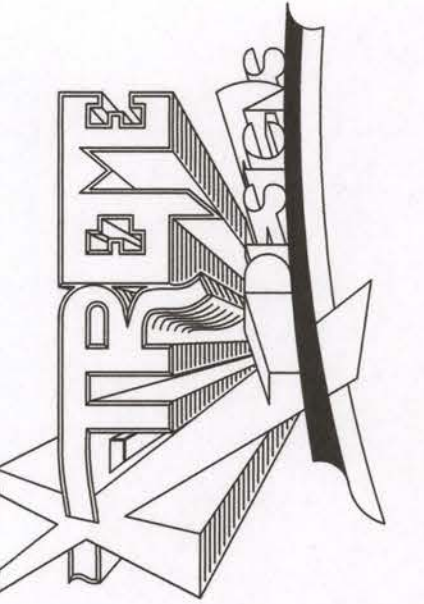
DWG #
A-5.0
41



EXTERIOR ELEVATION - FRONT (GRAND ENTRY)



EXTERIOR ELEVATION - FRONT (PARALLELS TO OLD ROAD)



DRAWINGS ISSUED FOR:

07-12-17	BEGIN PROJECT
09-13-17	FINAL DESIGN
09-15-17	OWNER APP.-sign_off
09-29-17	
10-19-17	DESIGN REVISION
02-18-18	DESIGN FINAL
04-25-18	REV PER C.O.F.W.

Issued for Construction

REVISIONS

APRIL 25, 2018

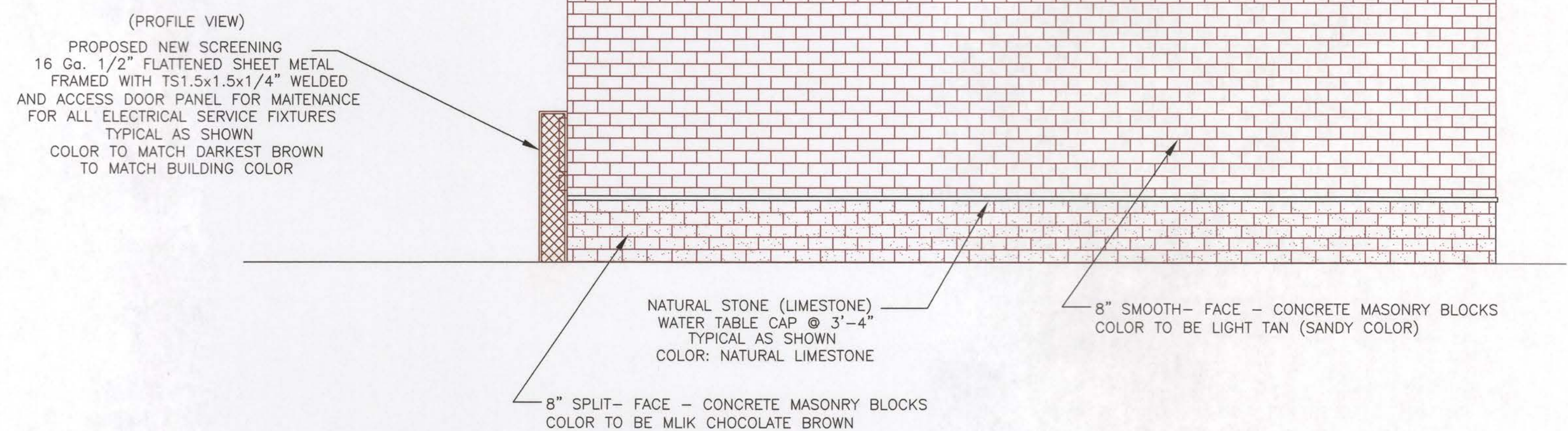
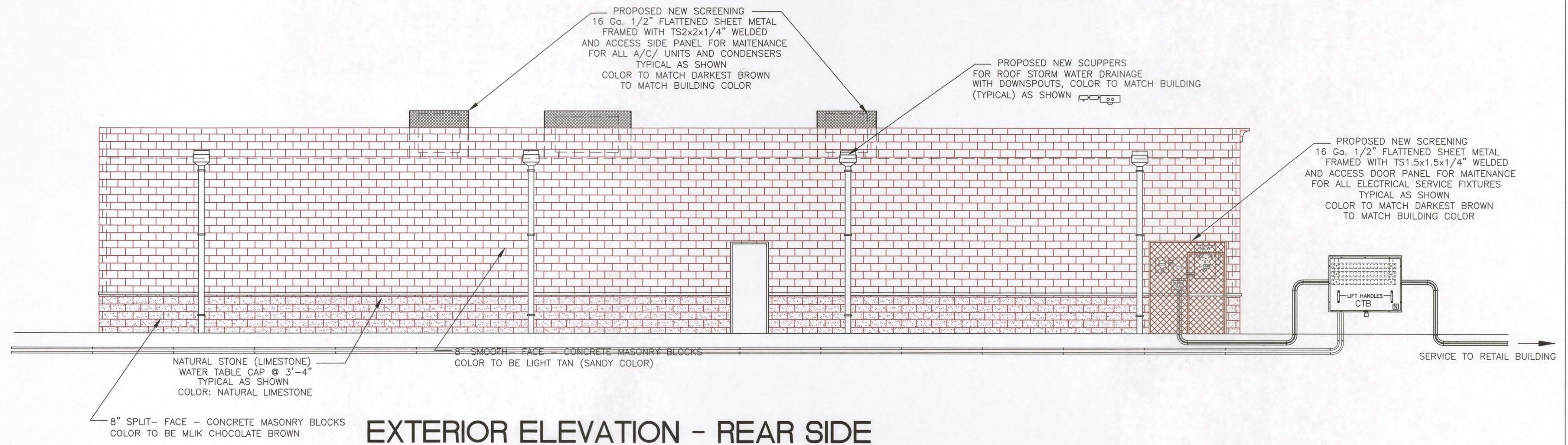
NEW CONSTRUCTION of
CONVENIENCE STORE FACILITY
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY, INC.

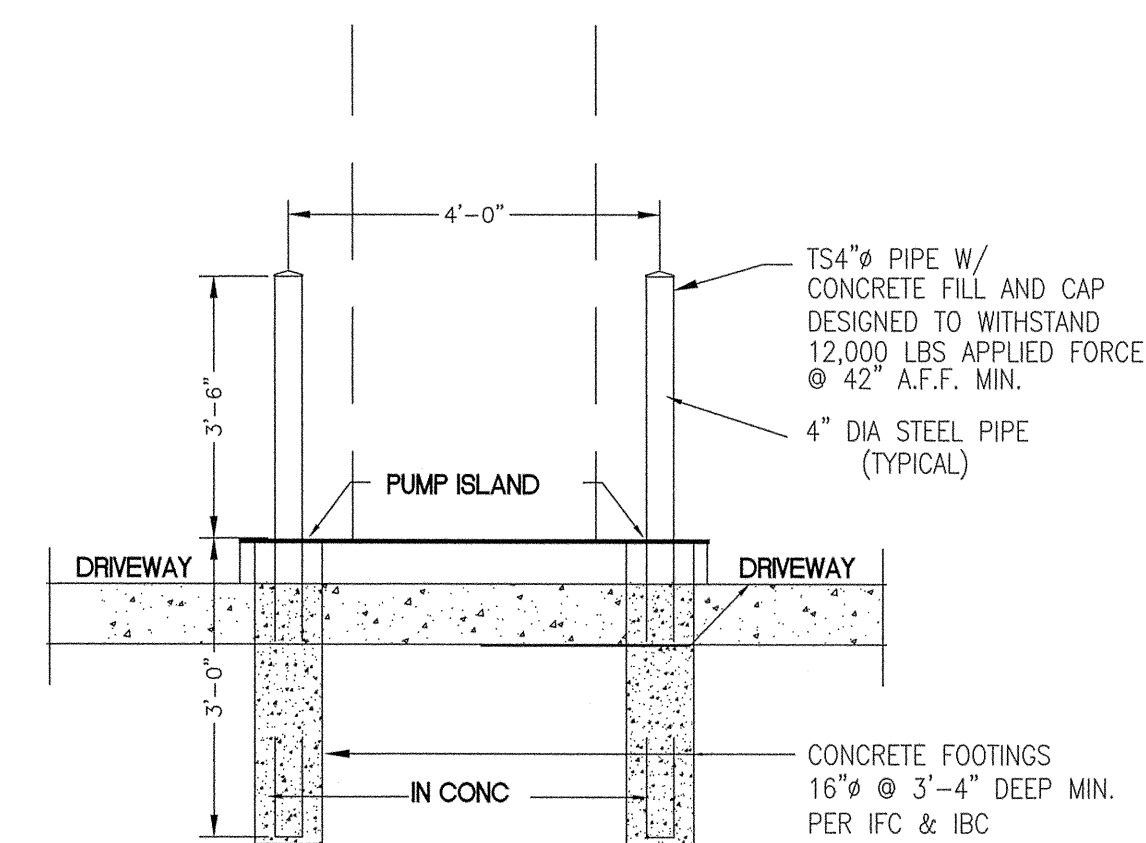
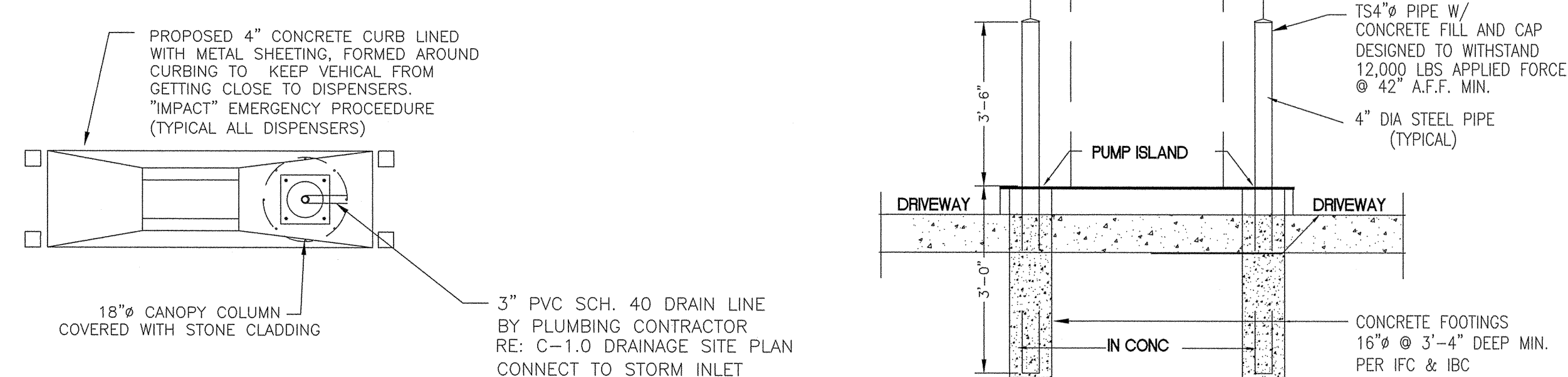
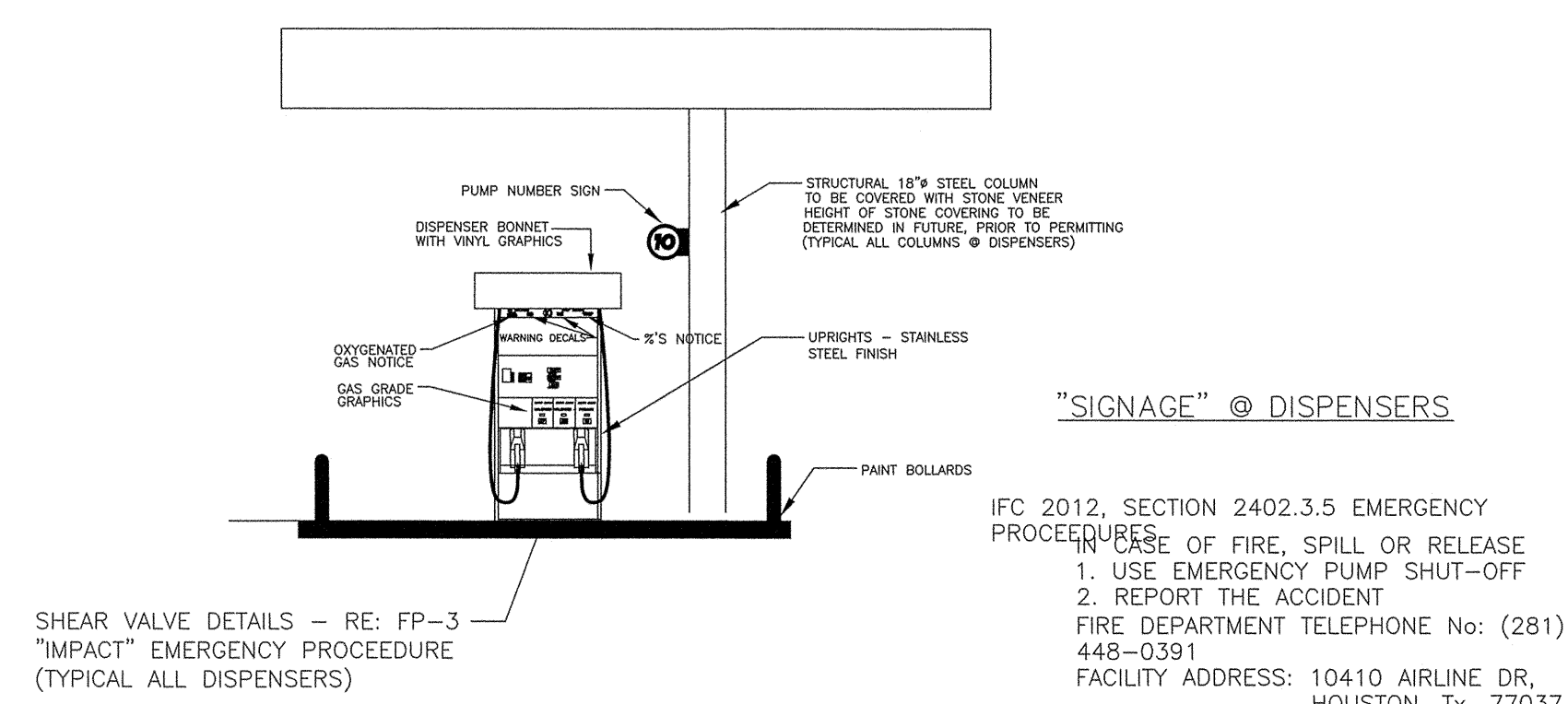
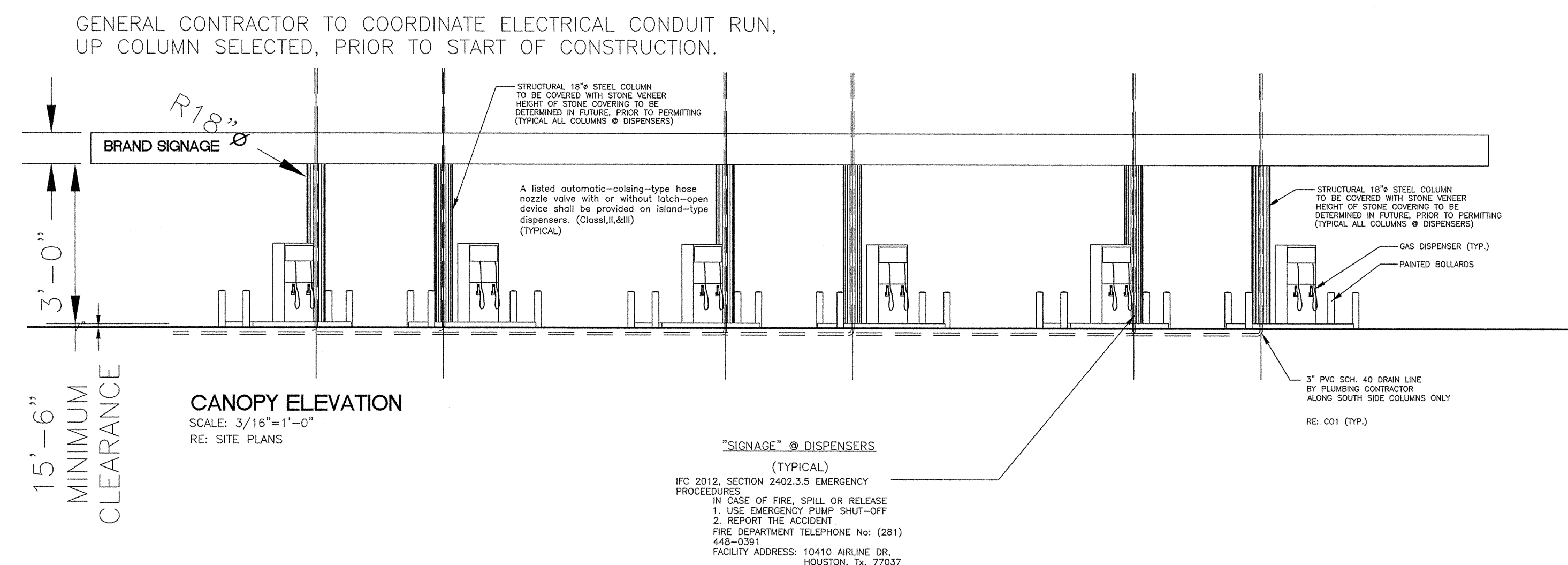
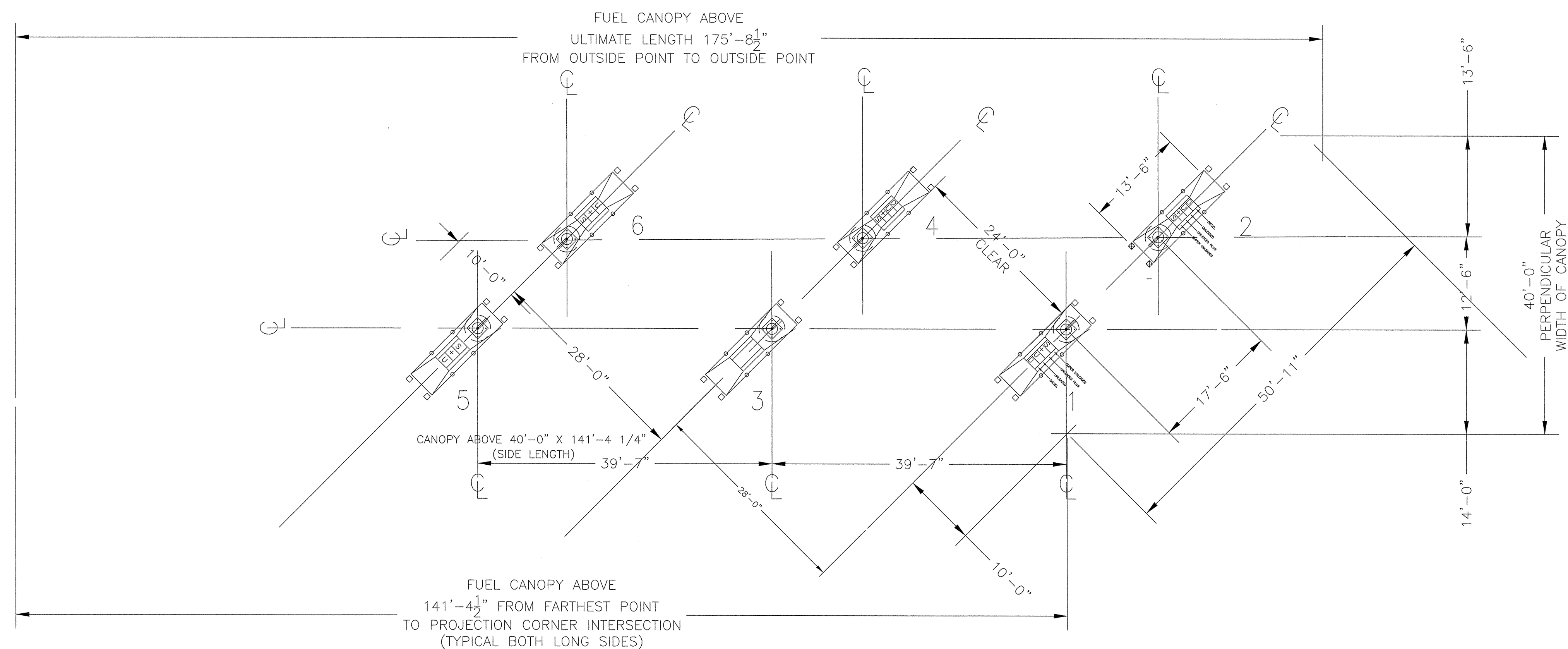
DRAWING TITLE

EXTERIOR
ELEVATIONS

DWG #

A-5.1

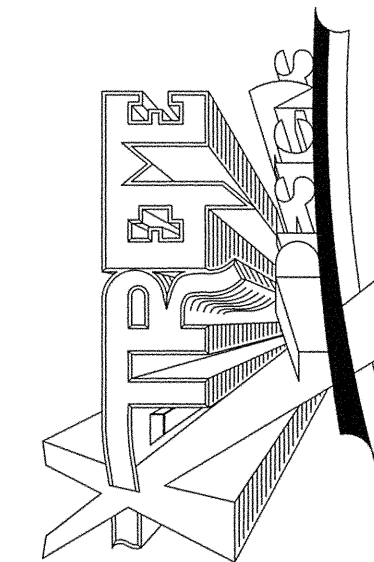




CANOPY PROFILE (APPROXIMATE)

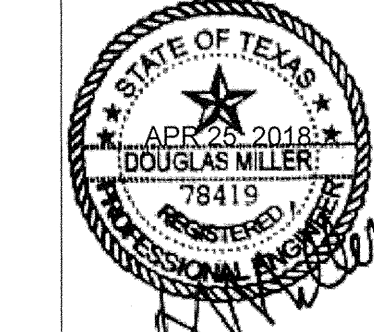
PLAN - PUMP DISPENSERS

GUARD POST



DRAWINGS ISSUED FOR	
07-22-16	OWNER APPROVAL
07-26-16	PRELIMINARY
08-19-16	PRELIMINARY
09-02-16	PROGRESS
01-25-17	PROGRESS
04-25-18	DESIGN REVISION

	Issued for Construction
REVISIONS	



FIRM No. 9837 APRIL 25, 20 P.E. 784

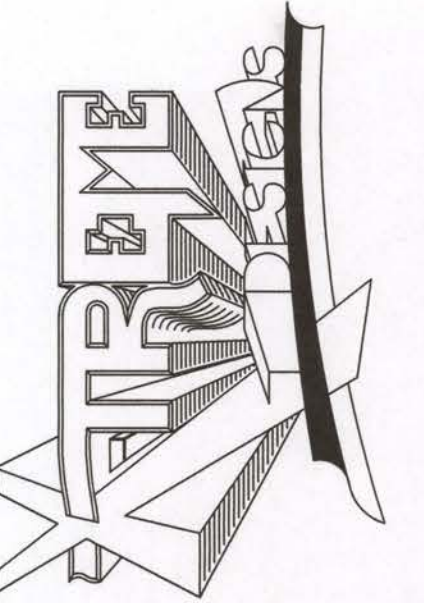
*NEW CONSTRUCTION of
CONVENIENCE STORE & REATIL*
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY INC

DRAWING TITLE
FUEL CANOPY
ELEVATIONS
ISLAND DETAIL

DWG #

FP-5

72



DRAWINGS ISSUED FOR:

07-12-17	BEGIN PROJECT
09-13-17	FINAL DESIGN
09-15-17	OWNER APP.-sign_off
09-29-17	
10-19-17	DESIGN REVISION
02-18-18	DESIGN FINAL
04-25-18	DESIGN REVISION
	Issued for Construction

REVISIONS

APRIL 25, 2018

NEW CONSTRUCTION of
CONVENIENCE STORE FACILITY
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY, INC.

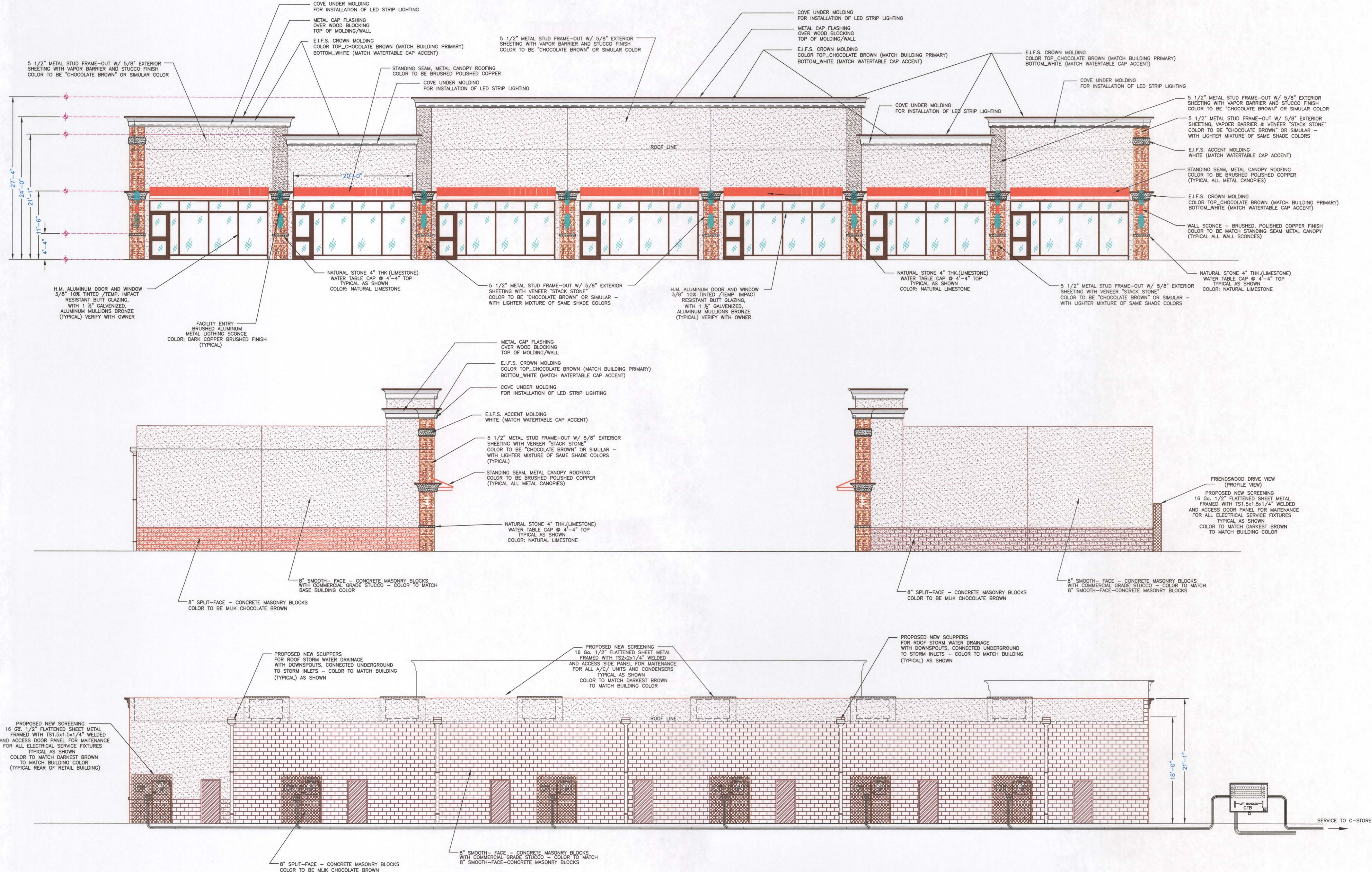
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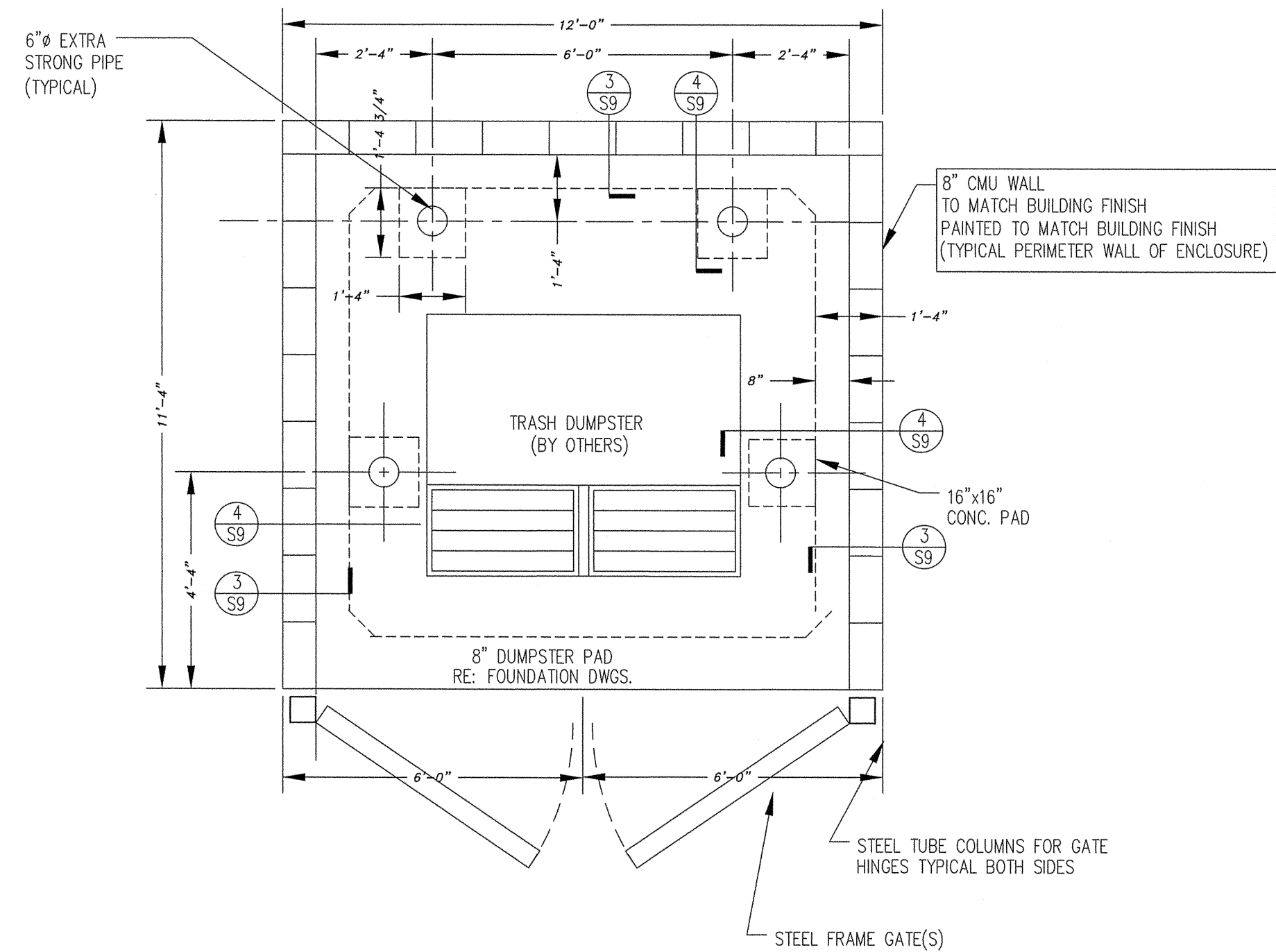
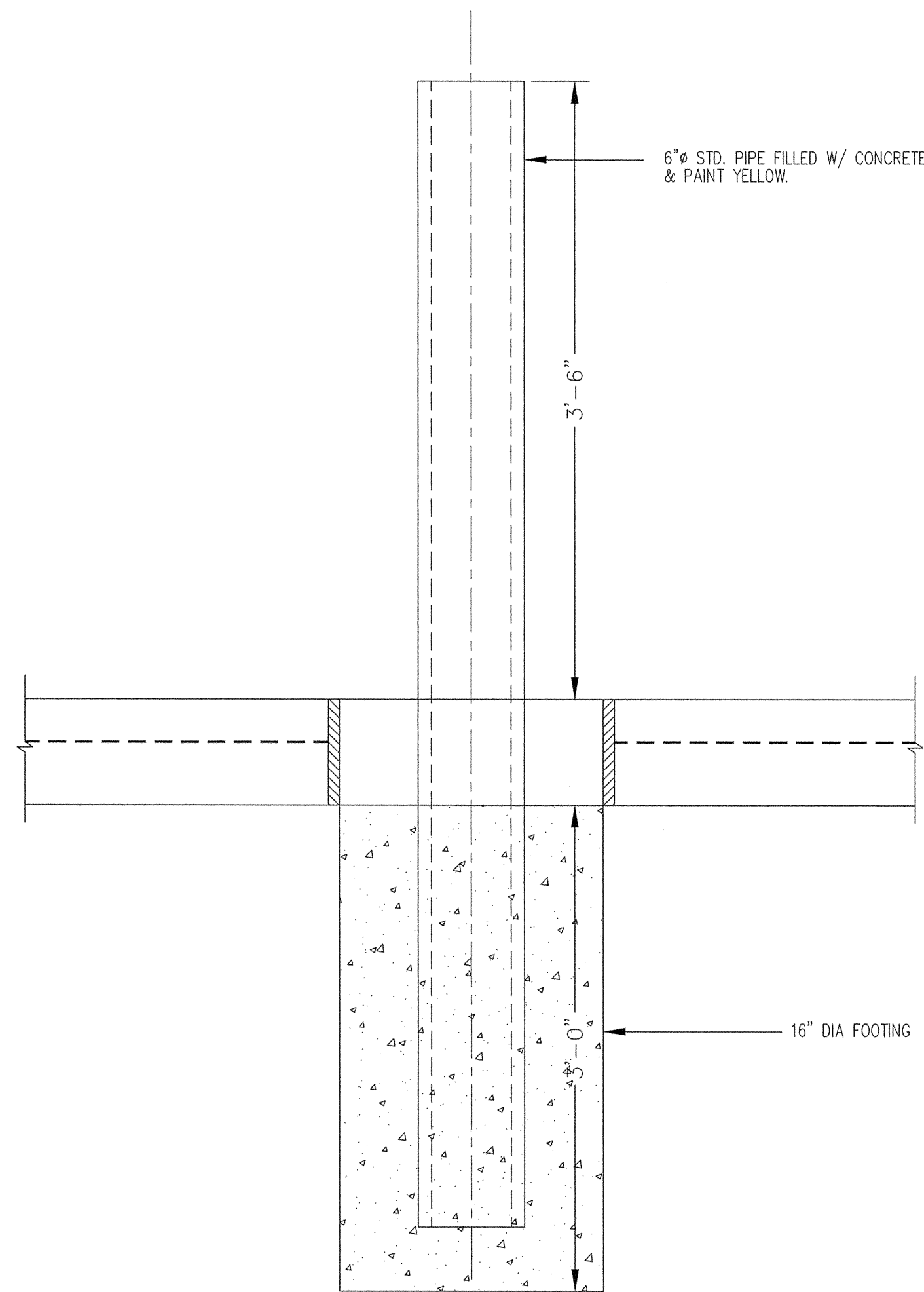
EXTERIOR
ELEVATIONS

DWG #

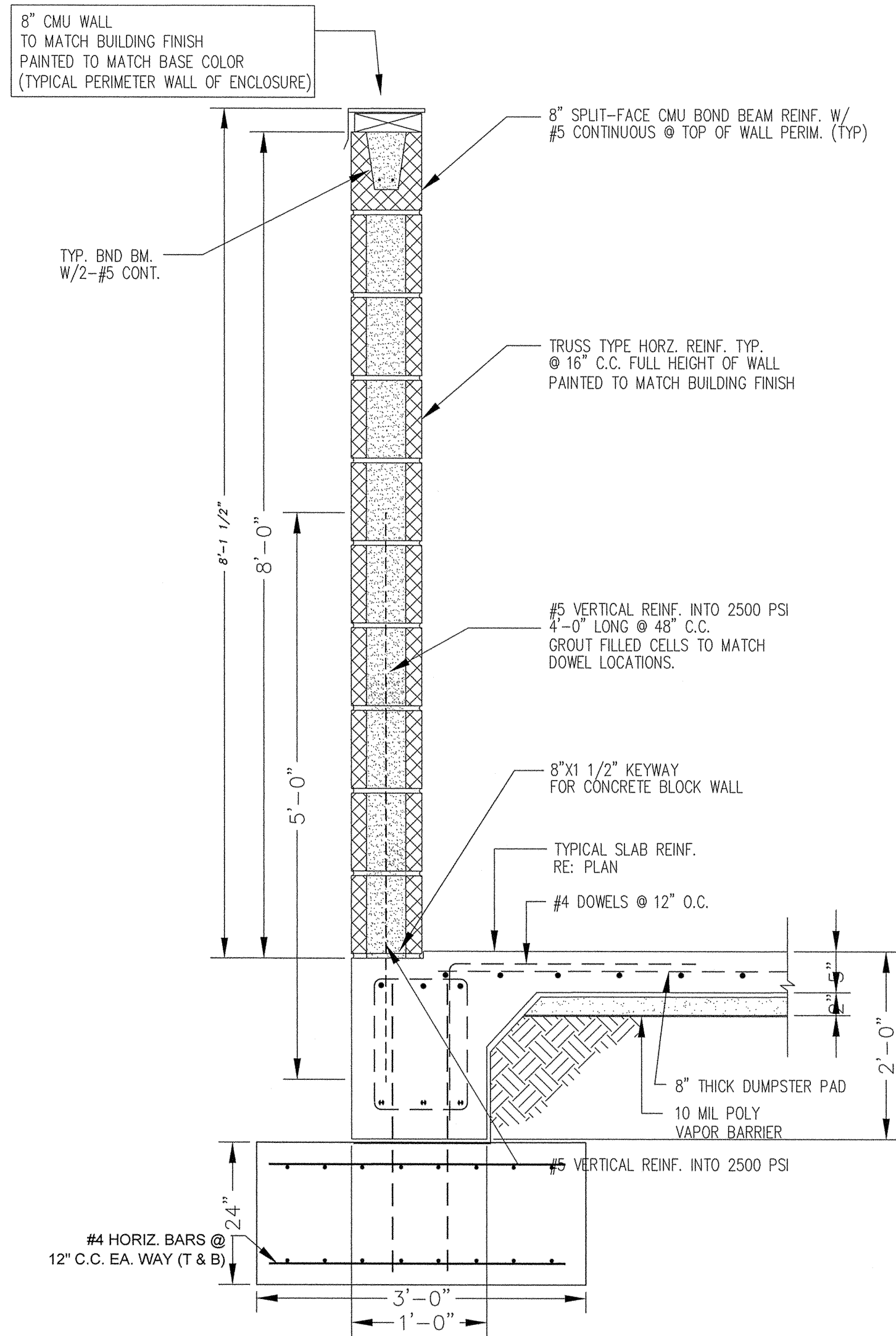
A-5.2

43





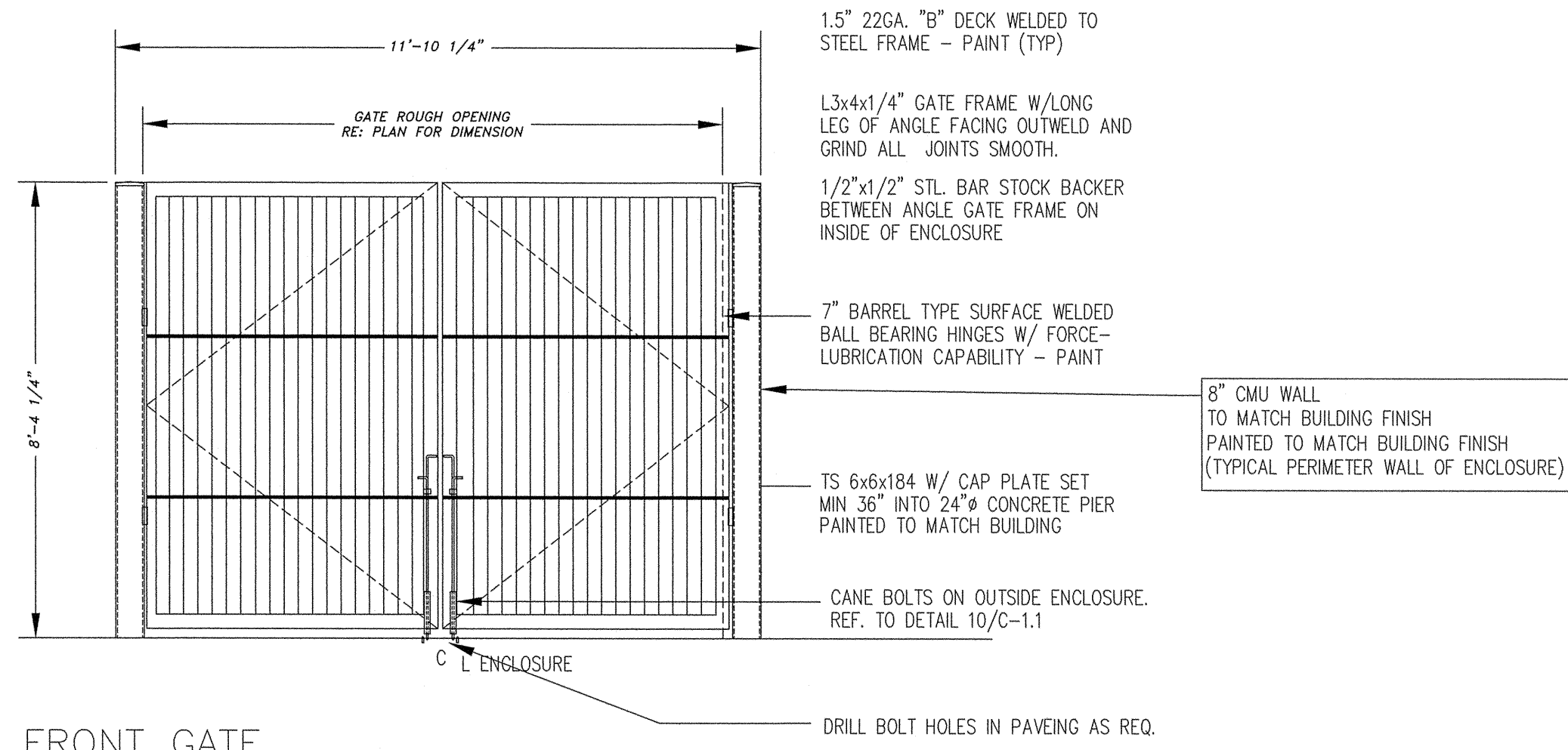
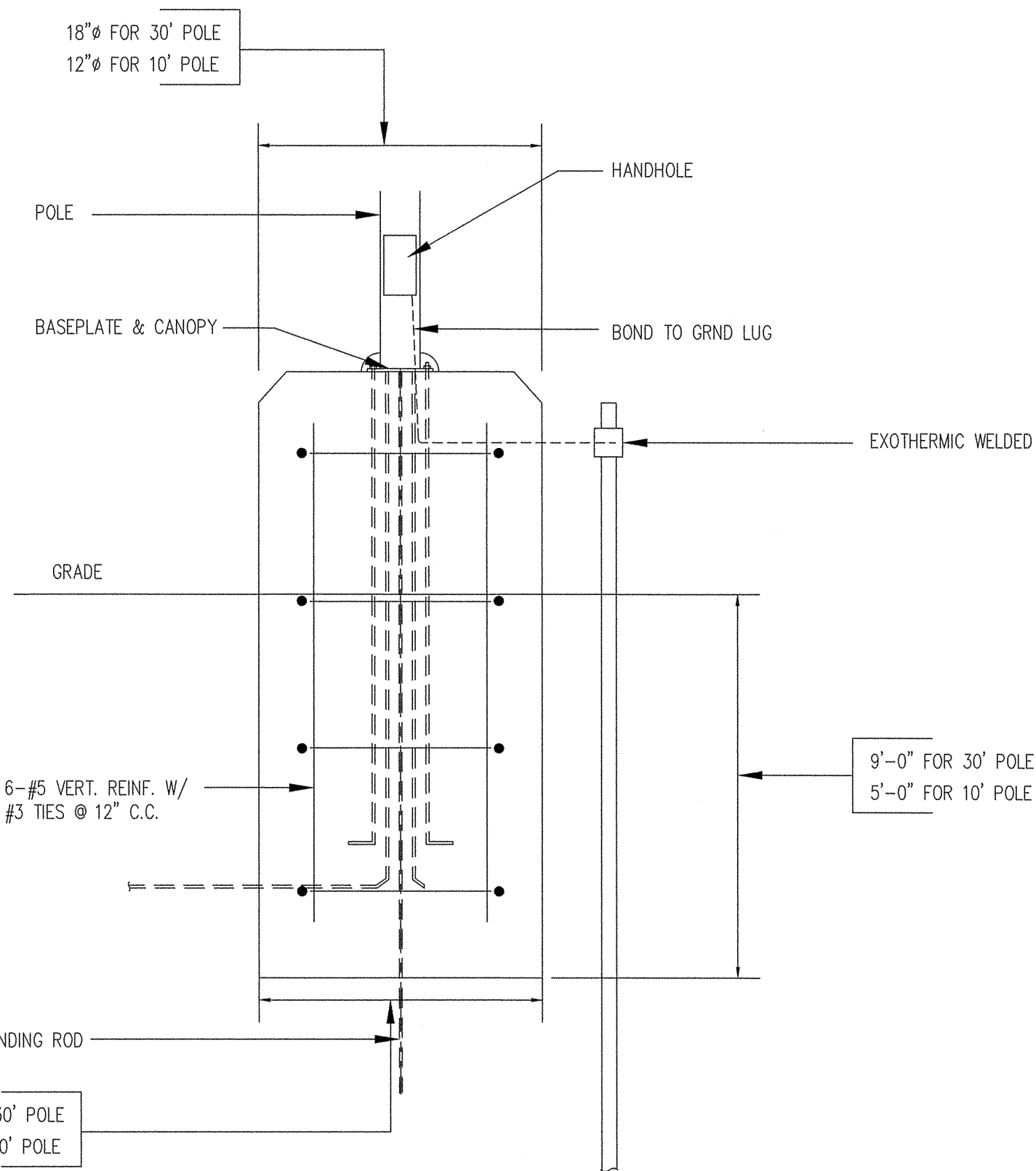
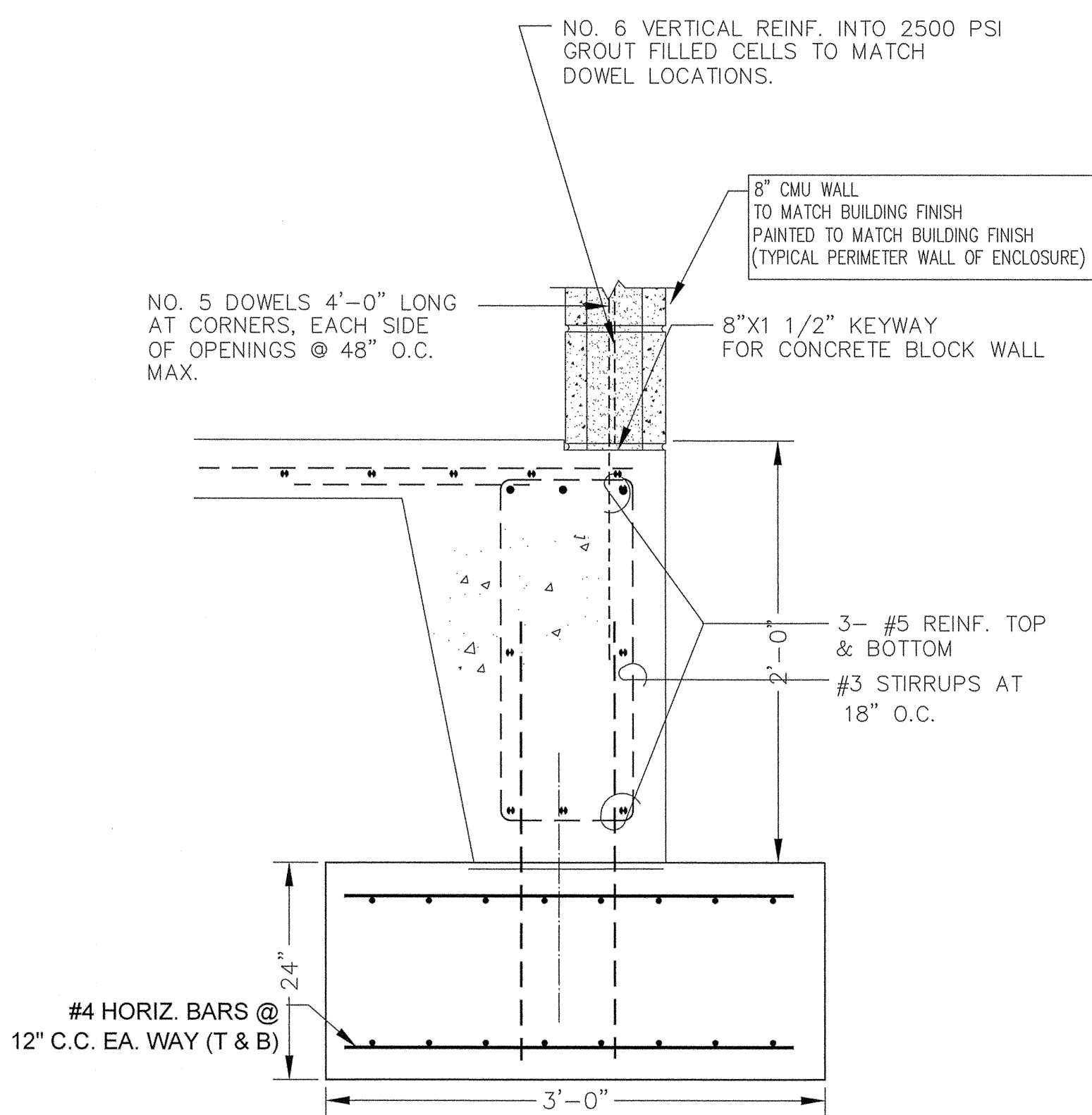
DEAD LAOD = 15.0 PSF
 LIVE LOAD = 20.0 PSF
 WIND LOADS FOR A BASIC WIND SPEED OF 150 MPH (3 MPH-SECOND GUST WIND SPEED)
 AS REQUIRED PER SECTION 1609 & TABLE 1609.3.1-IBC 06'



1 DETAIL: TYPICAL BOLLARD DETAIL

2 DETAIL: TRASH ENCLOSURE PLAN

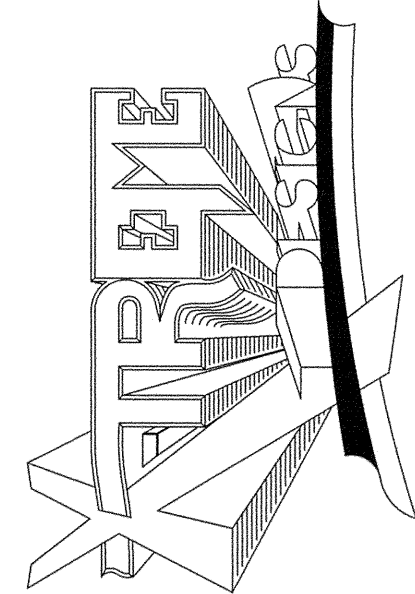
3 SECTION: TRASH ENCLOSURE WALL



4 EXTERIOR GRADE BEAM/FOOTING

5 DETAIL: LIGHT POLE DETAIL

6 DETAIL: TRASH ENCLOSURE GATE ELEVATION



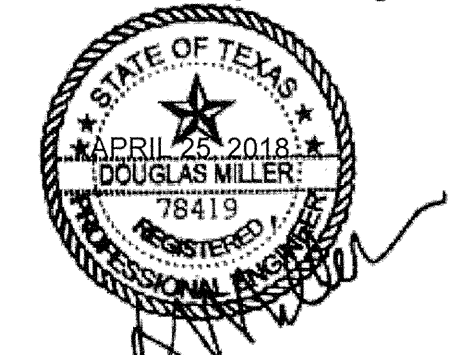
DRAWINGS ISSUED FOR:

07-12-17 BEGIN PROJECT
 09-13-17 FINAL DESIGN
 09-15-17 OWNER APP.-sign_off
 10-19-17 DESIGN REVISION
 04-25-18 REV PER C.O.F.W.

Issued for Construction

REVISIONS

PACIFICUS
 PROFESSION ASSOCIATION
 Consultants & Project Managers



FIRM No. 9837

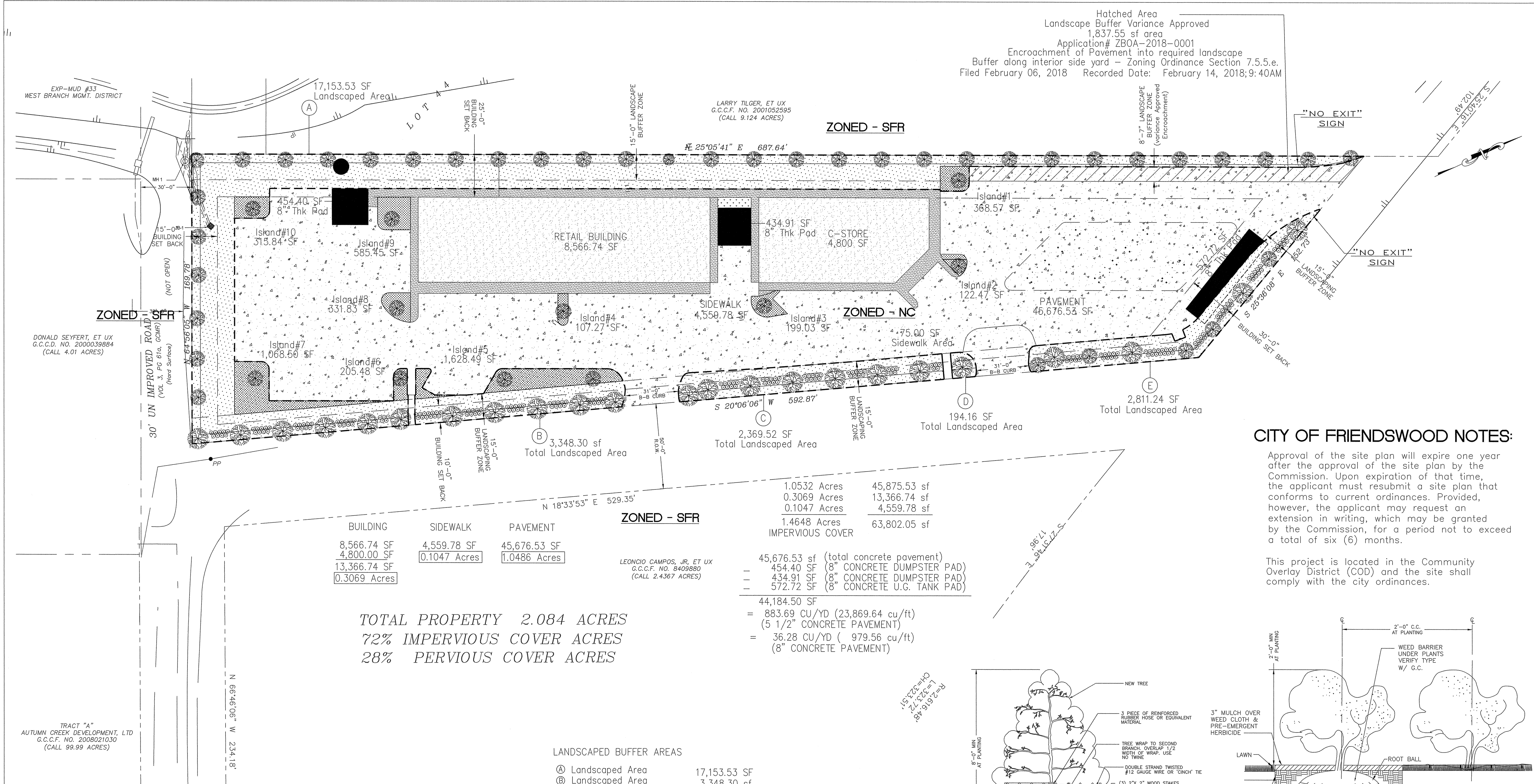
APRIL 25, 2018
 P.E. 78419

NEW CONSTRUCTION of
 CONVENIENCE STORE FACILITY
 2210 Friendswood Dr.
 Friendswood, Texas 77546
 A PROJECT OF:
 IAA REALTY, INC.

DRAWING TITLE
 DUMPSTER
 ENCLOSURE
 DETAILS

DWG #

S-3.0



LANDSCAPE TABLE - COMMUNITY OVERLAY DISTRICT

Large Parking Lot (more than 20 cars)
Total Area of Parking & Driveways (area) 45,676.53 sf x 20% = 9,135.31 sf Landscaped Area required
30,809.68 SF Landscaped Area provided

Required landscaping 9,135.31 sf x 0.50 = 4,567.66 sf Landscaped Area in Islands required
4,932.93 sf Landscaped Area in Islands provided
*1 Tree required per Island
Landscaped Islands - 10 Required_10 Provided

AND Perimeter Landscaping 1 Tree per 30 linear feet for property lines not requiring Landscape Buffer
Perimeter Trees Required 6 169.78 lf / 30 = 6
Perimeter Trees Provided 6

PLUS Landscape Buffers (along ROWs and/ or to separate uses per Subsection 8.1)
Buffer Width Minimum 15 feet
Requires 1 Tree planted every 25 linear feet; minimum 2" caliper tree measured 18" above natural ground level
592.87 lf + 152.73 lf + 687.64 lf = 1,433.24 / 25 = 57 Trees Req.
57 Trees Provided

LANDSCAPED BUFFER AREAS

(A) Landscaped Area	17,153.53 SF
(B) Landscaped Area	3,348.30 sf
(C) Landscaped Area	2,369.52 SF
(D) Landscaped Area	194.16 SF
(E) Landscaped Area	2,811.24 SF
	25,876.75 SF
	0.5941 Acres

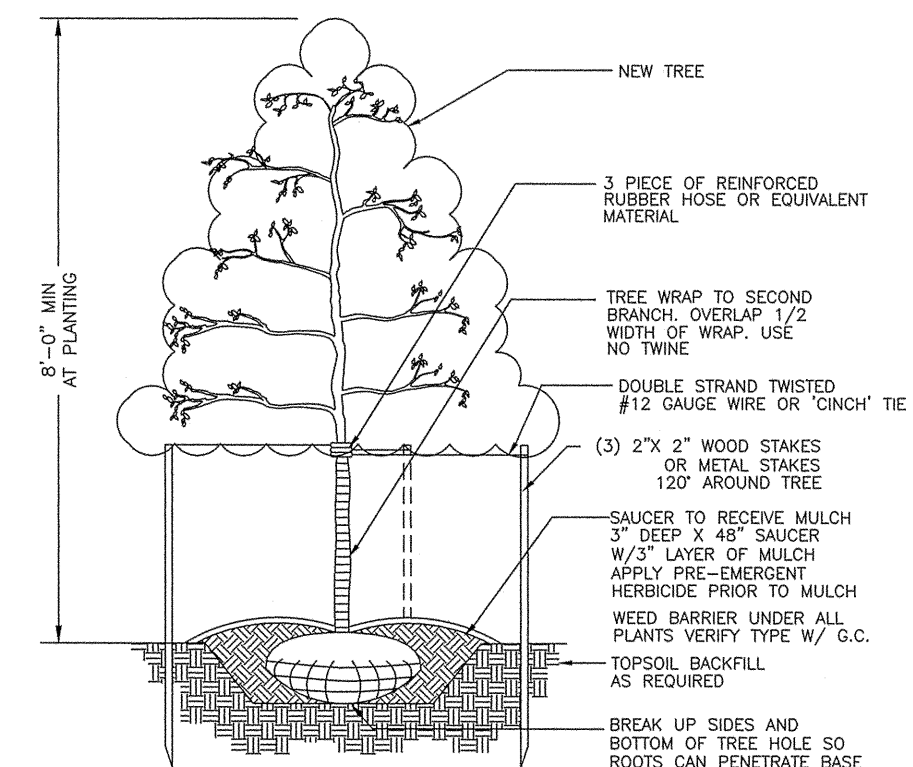
LANDSCAPED ISLAND AREAS

Island#1	368.57 SF
Island#2	122.47 SF
Island#3	199.03 SF
Island#4	107.27 SF
Island#5	1,628.49 SF
Island#6	205.48 SF
Island#7	1,068.50 SF
Island#8	331.83 SF
Island#9	585.45 SF
Island#10	315.84 SF

	4,932.93 SF
	0.1132 Acres

1.0532 Acres	45,875.53 sf
0.3069 Acres	13,366.74 sf
0.1047 Acres	4,559.78 sf
1.4648 Acres	63,802.05 sf

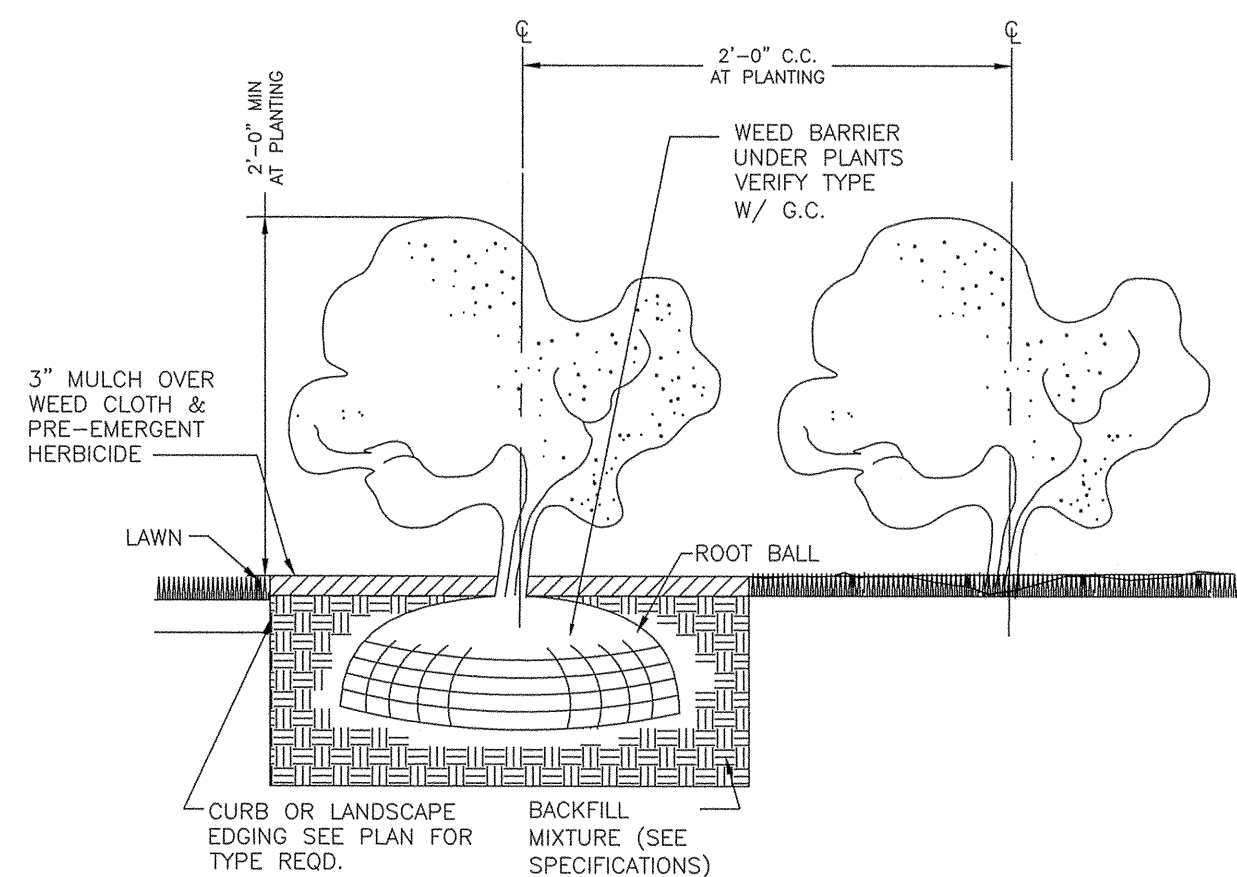
45,676.53 sf (total concrete pavement)
= 454.40 SF (8" CONCRETE DUMPSTER PAD)
= 434.91 SF (8" CONCRETE DUMPSTER PAD)
= 572.72 SF (8" CONCRETE U.G. TANK PAD)
44,184.50 SF
= 883.69 CU/YD (23,869.64 cu/ft)
(5 1/2" CONCRETE PAVEMENT)
= 36.28 CU/YD (979.56 cu/ft)
(8" CONCRETE PAVEMENT)



TREE PLANTING AND STAKING
SCALE: NTS.

NOTE:
ALL TREES SHOWN ARE LIVE OAK UNLESS NOTED OTHERWISE
COMMON NAME BOTANICAL NAME
LIVE OAK QUERCUS VIRGINIANA
SHRUBS A. INDIAN HAWTHORNE RAPHIOLEPIS INDICA
B. RED TIP PHOTINIA PHOTINIA GLOBRA
C. WAXLEAF LIGUSTRUM LIGUSTRUM JAPONICUM
SHADE TREES:
LIVE OAK 2 1/2" CAL./30 GAL.

ALL TREES TO BE MINIMUM 8' HEIGHT AT PLANTING
ALL SHRUBS TO BE 24" MINIMUM HEIGHT AND @ 24" O.C. AT PLANTING



SHRUB PLANTING
SCALE: NTS.

PLANT 24" O.C.
TRIANGULAR SPACING
DOUBLE ROW LIGUSTRUM SHRUBS
6" CURB
SHRUB PLANTING
NOT TO SCALE

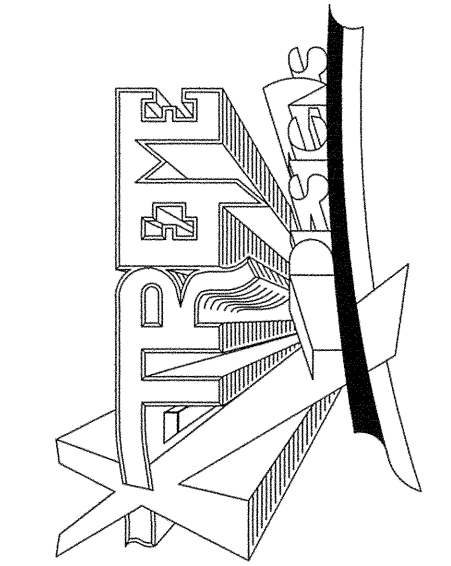
CITY OF FRIENDSWOOD NOTES:

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

This project is located in the Community Overlay District (COD) and the site shall comply with the city ordinances.

LANDSCAPING SITE PLAN

SCALE: 1"=30'-0"
LAND AREA = 90,779.04 SF (2.084 ACRES)



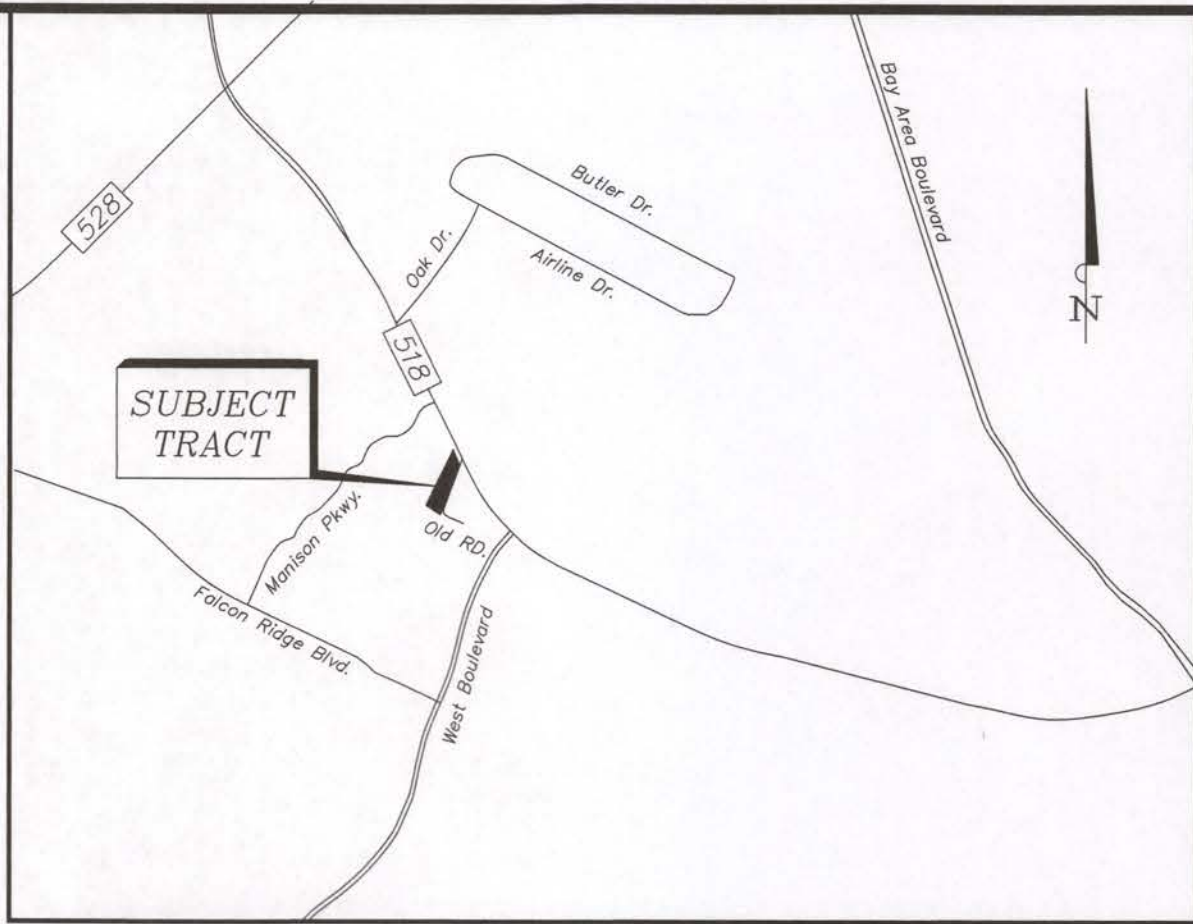
DRAWINGS ISSUED FOR:	
07-12-17	BEGIN PROJECT
09-11-17	DESIGN SUBMITAL
10-19-17	DESIGN REVISION
02-13-18	VARIANCE REVISION
02-27-18	REV per Variance Approve
03-28-18	REV per Mitigation Adj.
04-25-18	REV per C.O.F.W.
Issued for Construction	
REVISIONS	

APRIL 25, 2018

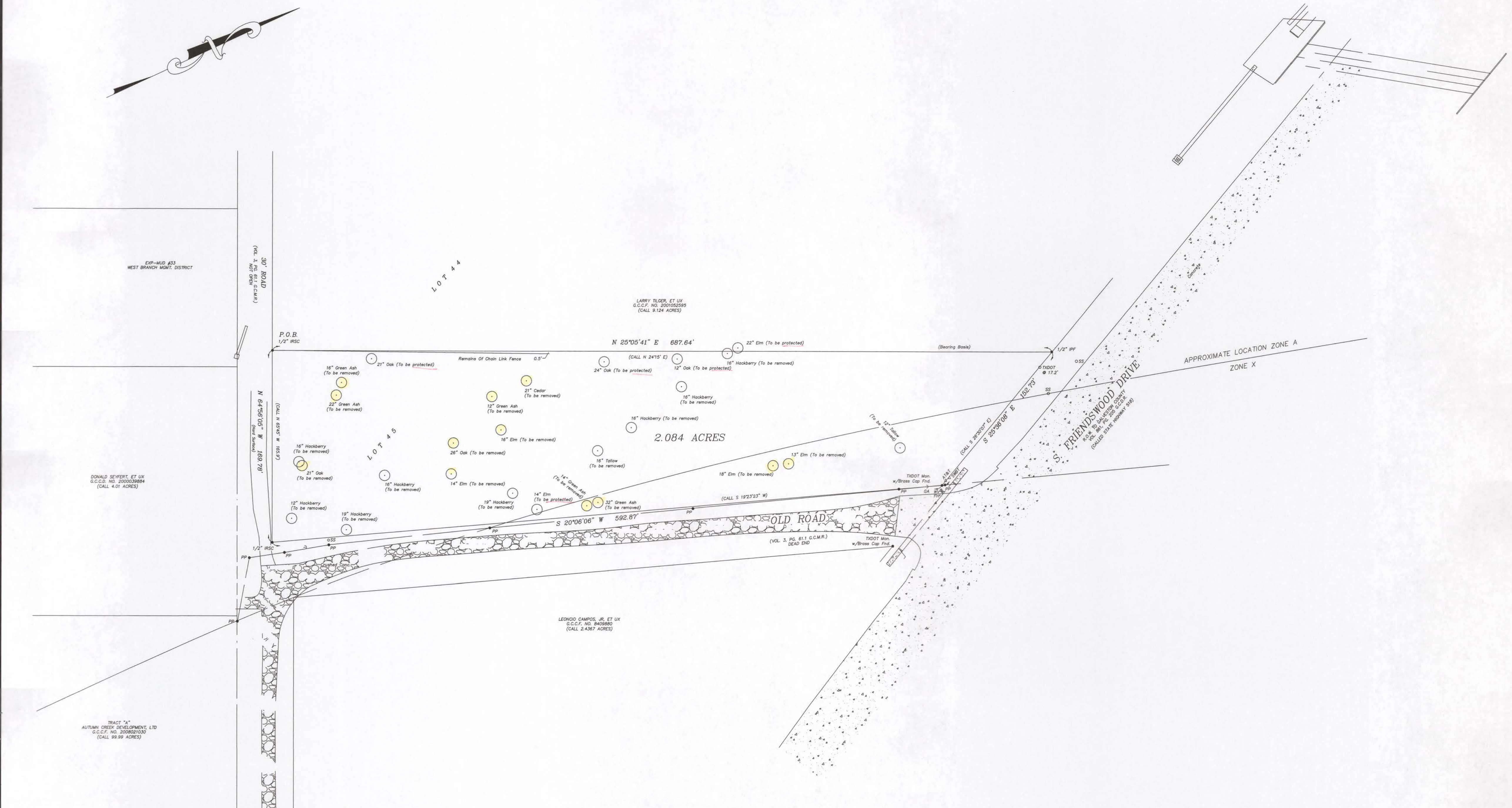
NEW CONSTRUCTION of
NEW CONVENIENCE STORE FACILITY
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY, INC.

DRAWING TITLE
LANDSCAPING
SITE PLAN

DWG #
LSC
6



SCALE: 1" = 1/2 Mile



- LEGEND
- B.L.=Building Line
 - Conc.=Concrete
 - D.E.=Drainage Easement
 - FH=Fire Hydrant
 - FL=Flow Line
 - Fnc.=Fence
 - GA=Guy Anchor
 - Grv.=Gravel
 - HB=High Bank
 - H.C.M.R.=Harris County Map Records
 - IRF=Iron Rod Found
 - IRSC=Iron Rod Set W/Cap
 - IPF=Iron Pipe Found
 - Mon.=Monument
 - Pav.=Paving
 - PP=Power Pole
 - R.O.W.=Right Of Way
 - SS=Street Sign
 - SWBT=Southwestern Bell Telephone
 - TBM=Temporary Bench Mark
 - U.E.=Utility Easement
 - WV=Water Valve

FLOOD STAMP
IT APPEARS THROUGH VISUAL
INTERPOLATION THAT ACCORDING TO THE
FLOOD INSURANCE RATE MAPS,
COMMUNITY-PANEL NO. 485468 0005 E,
EFFECTIVE DATE SEPT. 22, 1999, THIS
PROPERTY LIES IN ZONE A, AREA OUTSIDE OF
DETAILED STUDY.

SCALE: 1" = 50'
DATE
SURVEYED: MARCH 15, 2017
JOB NO. 16-2643

TO: NAVEED GANATRA and KHAWAJA ELAHI, EXCLUSIVELY.
I, TODD J. SLATON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5082, DO HEREBY CERTIFY THAT THE PLAT SHOWN
HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CONFORMS TO THE
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS ADOPTED SEPTEMBER 1, 1992, THE SIZE, LOCATION
AND TYPES OF IMPROVEMENTS ARE SHOWN. THERE ARE NO APPARENT VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS
EXCEPT AS SHOWN. ALL EASEMENTS SHOWN ARE PER THE REFERENCE PLAT UNLESS NOTED OTHERWISE. THIS PLAT WAS
PREPARED SPECIFICALLY FOR THE TRANSACTION REFERENCED BELOW. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR
ANY OTHER USE. CERTIFICATION SHOWN IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN
ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF TODD J. SLATON IN BLUE INK.

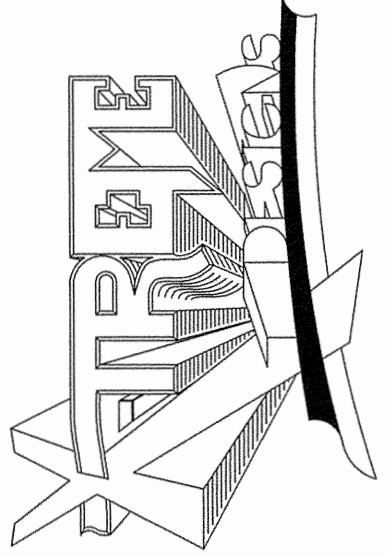
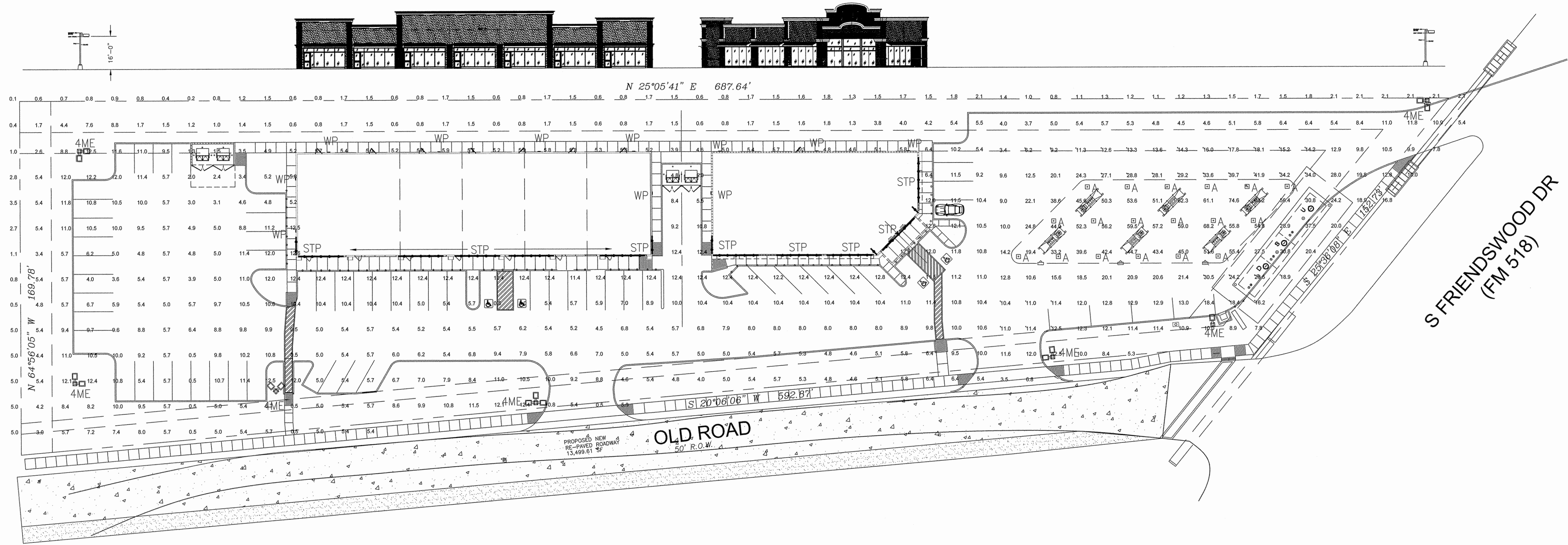
TODD J. SLATON, RPLS NO. 5082 DATE



NOTES
1. Mitigation required for all trees 12 inches in diameter or greater.

TREE SURVEY
OF
2.084 ACRES
BEING A PART OF
LOT 45, SLONE SUBDIVISION
OUT OF THE
B.W. CAMP RICE FARMS
IN THE
JOHN DICKERSON LEAGUE
GALVESTON COUNTY, TEXAS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLf	Total Watts	Description
	4	4ME	Single	17117	0.930	672	QSQ-A-NM-4ME-J-57K-UL-BZ w/QSQ-DABZ
	4	4ME-2(90)	Double (2@90°)	17117	0.930	672	QSQ-A-NM-4ME-J-57K-UL-BZ w/QSQ-DABZ
	4	A	Single	13000	0.960	1536	CPY250-A-DM-F-B-UL-WH
	4	WP	Single	9000	0.925	80	(WESTGATE)-LWP2-80CW
	15	STP	MULTI	4500	0.475	40	WL4, 25L-(120-277V) D24(24W),N100,NESPD7



DRAWINGS ISSUED FOR:

07-12-17	BEGIN PROJECT
09-11-17	DESIGN SUBMITAL
10-19-17	DESIGN REVISION
12-15-17	VARIANCE REVISION
04-25-18	Perform Photometrics

REVISIONS

APRIL 25, 2018

NEW CONSTRUCTION of
NEW CONVENIENCE STORE FACILITY
2210 Friendswood Dr.
Friendswood, Texas 77546
A PROJECT OF:
IAA REALTY, INC.

DRAWING TITLE

PHOTOMETRIC
SITE PLAN

DWG #

PH-1

62

SITE PLAN - PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: June 11, 2018
 Re: DRC Report

The following DRC Meetings were held in May 2018.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Ranch Monthly Meeting	PUD	No	Pedestrian gate specs were provided to Parks and Recreation and should be installed within the next month; finalizing the pond plat and will resubmit soon; Arbor Gate Section 6 is the last residential section; submitted drainage plans to improve drainage around Jim Hill's property; punch list items – removal of curb ramp to be completed next week; warranty on stop signs expired; Restroom/Pavilion – under management district; need engineer letter for welds of the pavilion building, also need windstorm letter and final inspections on both structures; City would like management district to withhold payment until letters are received	
1301 E Winding Way Senior Housing; 4units per building; cottages	SFR	Yes	Zone change to either MFR-L or PUD would be required to allow the development; Future Land Use Map identifies the property as Mixed Use/Special Study Area; plat required; site plan approval required; property is subject to the Community Overlay District requirements; park dedication fee of \$600 per dwelling unit would be due at time of permitting; water and sewer service are available; GCCDD approval required; on-site detention and engineered drainage plan required; property is located in various flood zones including AE, Unshaded X, Shaded X and Floodway	

Friendswood Trails Subdivision	PUD	No	Discussed overall progress of the project regarding installation of water, sewer, drainage and street paving and potential dates to get the subdivision on a Council agenda for acceptance; a representative of Texas New Mexico Power was also present to discuss the relocation of electrical lines with the subdivision.	
Schulte Ln – 10 acres Subdivide property into 2 lots	SFR	No	Preliminary and final plats required in order to subdivide the lot into two lots; for water service, a well is an option or extend waterline from Lundy Ln; sewer is not available, therefore a septic system would be required; on-site detention required with an engineered drainage plan required, unless GCCDD issues approval to buy into regional detention; no hazardous flood zones;	
315 S. Friendswood Dr. Retail, medical, café (current Lary's Florist building)	LI	Yes	Zone change to DD recommended; Certificate of Platting Exemption has been issued; site plan approval required for major changes to the building/site; utilities are existing, but may need to upgrade; grease trap required for food service; no drainage requirements as site is existing; no high hazard flood zone; fire sprinkler (and possibly additional items) required for café with occupant load of 100 or more; elevator required for medical offices on second floor;	

4203 Friendswood Link Rd. Crossfit Gym	NC	Yes; SUP	Use requires a Specific Use Permit; partial replat required; required parking is 7 spaces per 1,000 sqft gross floor area; water and sewer services are available; on-site detention and engineered drainage plan required; no high hazard flood zone; sign to be brought into conformance with current sign ordinance	
2205 W. Parkwood Ave. Grease Monkey; oil and lube	CSC	No	Site plan approval required; property is subject to COD requirements – garage bay doors cannot front FM 528; parking requirement is 3 spaces per bay (bays do not count); water and sewer services are existing and detention has been accounted for; oil separator required; 5ft sidewalk required along FM 528	
83 El Dorado New single family residence	SFR	No	Plat may be required – pending decision from GCCDD; water service is available; septic system required for sewer; on-site detention required unless approval is received by GCCDD; to utilize the pond on-site, an engineered drainage plan is required; habitable structures cannot be built within 50 feet of pipeline;	