



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 12, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

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 so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Minutes for the regular meeting held Thursday, October 8, 2020
- B. Minutes for the regular meeting held Thursday, October 22, 2020
- C. Final Plat of Sterling Creek Sections 5 and 6
- D. Final Plat of Holbrook Skaggs Addition
- E. Final Plat of West Shadowbend Addition
- F. Final Plat of RBO Development

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), 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.

- A. Consideration and possible action regarding a one-time, one-year extension for the Final Plat of Kessel Chateau

- B. Consideration and possible action regarding Friendswood Downtown Economic Development Corporation's (FDEDC) recommendations regarding the Downtown District amenities, more specifically the sidewalks, lighting plan and light poles as required in Appendix C, Zoning Ordinance, and the Design Criteria Manual

5. Discussion Items

- A. Discussion regarding proposed amendments to Appendix C Zoning Ordinance to require less dense residential uses in higher dense residential districts to still meet the district regulations of the less dense district by amending "Section 7. B. (R-2 and R-3) MFR-L, residential, general purpose and description," "Section 7.C.(R-4)MFR-M, residential, general purpose and description," and "Section 7.D.(R-5)MFR-H, residential, general purpose and description;" and to amend "Section 7.P.6. Permitted Use Table" to allow less dense residential uses in higher dense residential districts by defining Residential Uses in the table
- B. Discussion regarding proposed amendments to Appendix C Zoning Ordinance Section 7.Q.2. "Residential Regulation Matrix" to amend sub note F to allow lots in existence that are zoned Single Family Residential and are less than 90 feet wide to continue with the setbacks that were established when the lot was platted or created

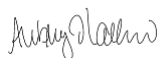
6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Thursday, November 26 - City Holiday - No meeting
Thursday, December 10 - Regular meeting
Thursday, December 24 - City Holiday - No meeting

7. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Liaison, Robert Griffon - general comments and communication from City Council
- E. From Staff - October DRC Report, commercial and residential project updates, City Council action and ordinance updates

8. Adjournment



Aubrey Harbin, LEED AP
Director of Community Development/City Planning

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more 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
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

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.