



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 11, 2021 - 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. Public Hearing**
 - A. To receive comments, both oral and written, regarding:

A zone classification change located along FM 2351 and Beamer Road (Friendswood, Harris County), consisting of 159.8029 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 159.8029 acres being described fully in three phases as follows: PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres); PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres); and PH-3 – 110.4782 acres as more fully described in the backup materials.
- 4. Consent Agenda**

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

 - A. Minutes for the regular meeting held Thursday, February 25, 2021
- 5. 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 the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave.
 - B. Consideration and possible action regarding a recommendation to City Council regarding a request for a zone classification change located along FM 2351 and Beamer Road, consisting of 159.8029 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 159.8029 acres being described fully in three phases as follows: PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres); PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres); and PH-3 – 110.4782 acres as more fully described in the backup materials.
- 6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
- A. Regular Meeting - Thursday, March 25, 2021
Regular Meeting - Thursday, April 8, 2021
- 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 - DRC Report for February 2021, 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.