

NOTICE OF A REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD THURSDAY, SEPTEMBER 12, 2019 BEGINNING AT 7:00 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD TEXAS.

REGULAR MEETING

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 Hearings

A. Receive comments, both oral and written regarding:

A zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:

- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
- 2. 59.5277 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC.**

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

A. Minutes from August 22, 2019, regular meeting

5. Action Items

- A. Consideration and possible action regarding a zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, “Avalon at Friendswood” consisting of the following tracts:
 - 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.
 - 2. 59.5277 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract “A” as conveyed to Yellowstone Hill Country Ranching, LLC.
 - B. Consideration and possible action regarding a site plan amendment for HEB Curbside expansion at 701 W. Parkwood Ave.
 - C. Consideration and possible action regarding site plan approval for Valvoline Instant Oil change to be located at 1701 S. Friendswood Dr.
- 6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates
 - A. Thursday, September 26, 2019 - regular meeting
 - B. Thursday, October 10, 2019 – Staff will be in San Antonio, Tx to receive Scenic City Award. This meeting needs to be moved to Thursday, October 17, 2019, to replace the October 10 meeting
- 7. Communications
 - A. From P&Z Commissioners - Suggestions for future agenda items, general comments and/or updates from liaison assignments
 - B. From City Council Liaison Trish Hanks - General comments and communication from City Council
 - C. From Staff - August DRC Report; Commercial and residential project updates; and/or 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