



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 26, 2021 - 7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

AGENDA

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. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC).
- B. Conduct a public hearings to receive comments, both oral and written, regarding a zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.177 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.177 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR); 1115 Falling Leaf Dr (natatorium) also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots

for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR).

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. Consider approving the minutes for the regular meeting held Thursday, August 12, 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 a recommendation to City Council for the requested zone classification change of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC).
- B. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.177 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.177 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR); 1115 Falling Leaf Dr (natatorium) also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR).

- C. Consideration and possible action regarding a recommendation to City Council to amend the Planning and Zoning Commission Rules of Procedure (R 2020-17).

6. Discussion Items

- A. Planning Subcommittee responses to public comments received regarding the 2021 Draft Future Land Use Map.
- B. Discussion regarding finalizing the August 2021 version of the Draft Future Land Use Map as prepared by the Planning Subcommittee.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, September 9, 2021 and (ii) Thursday, September 23, 2021.

8. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.
- B. Receive an update on tasks from the Planning Subcommittee.
- C. Receive an update on tasks from the Ordinance Subcommittee.
- D. Receive general comments and communication from City Council Liaison, Trish Hanks.
- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

9. 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, LETICIA BRYSCH, 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 AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS THE 23RD DAY OF AUGUST, 2021, AT 5:30 P.M.



LETICIA BRYSCH
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.