



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 9, 2021 - 7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBERS, 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. Consent Agenda

- A. Consider the minutes of the Planning and Zoning Commission regular meeting held on Thursday, October 28, 2021.
- B. Consider the minutes of the Planning and Zoning special meeting held on Thursday, December 2, 2021.
- C. Consider approving the Final Plat of Industry Park Friendswood Phase II.

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. PRELIMINARY PLAT

Consideration and possible action regarding Preliminary Plat of Challenge Elite Sports, a subdivision of 9.5455 acres out of the Perry and Austin League, A-55, being Lot 73 of the Hoidale & Coffman Subdivision, as recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas, Friendswood, Harris County, Texas.

B. REPLAT: GI'ANNA ESTATES REPLAT OF LOT 9 FRIENDSWOOD GARDENS SUBDIVISION

- i Conduct a public hearing to receive comments, both oral and written, regarding Gi'Anna Estates, Replat of Lot 9 Friendswood Gardens Subdivision, being Lot Nine (9) (.854 acre (37,198 square feet)) of Friendswood Gardens, a subdivision in Galveston County, Texas according

to the map or plat thereof, recorded in Volume 254-A, Page 83 and transferred to Volume 6, Page 80 of the Map Records of Galveston County, Texas and being part of Abstract 151 Sarah McKissick Survey, City of Friendswood, Galveston County, Texas.

- ii Consideration and possible action regarding Gi'Anna Estates, Replat of Lot 9 Friendswood Gardens Subdivision, being Lot Nine (9) (.854 acre (37,198 square feet)) of Friendswood Gardens, a subdivision in Galveston County, Texas according to the map or plat thereof, recorded in Volume 254-A, Page 83 and transferred to Volume 6, Page 80 of the Map Records of Galveston County, Texas and being part of Abstract 151 Sarah McKissick Survey, City of Friendswood, Galveston County, Texas.

C. ORDINANCE AMENDMENT: COMMUNITY CARE HOMES

- i Conduct a public hearing to receive comments, both oral and written, regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to amend the zoning districts in which the following NAICS Uses are allowed: 6232 -Residential, intellectual and development disability, mental health, and substance abuse facilities, 623311 - Continuing care retirement communities (with on-site nursing), and 623312 - Assisted living facilities for the elderly (without on-site nursing) and to remove subnote (b.) 5. S1; Site Plan Approval Required and amendments to Section 20. Definitions to remove the term "Personal Care Facility" and add the term "Assisted Living Facility".
- ii Consideration and possible action regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to amend the zoning districts in which the following NAICS Uses are allowed: 6232 - Residential, intellectual and development disability, mental health, and substance abuse facilities, 623311 - Continuing care retirement communities (with on-site nursing), and 623312 - Assisted living facilities for the elderly (without on-site nursing) and to remove subnote (b.) 5. S1; Site Plan Approval Required and amendments to Section 20. Definitions to remove the term "Personal Care Facility" and add the term "Assisted Living Facility".

- D. Consideration and possible action ratifying actions taken by the Planning and Zoning Commission at the Special Meeting held Thursday, December 2, 2021.

5. Consideration and possible action regarding future meeting dates

- A. Consider setting up the next Planning and Zoning Commission regular meetings for (i) Regular Meeting, Thursday, December 23, 2021; and (ii) Regular Meeting, Thursday, January 13, 2022.

6. Discussion Items

- A. Discussion regarding the idea of adding another category in the Residential Regulation Matrix to allow for residential lot widths other than 60 feet and 90 feet.
- B. Discussion regarding possible amendments to Appendix C, Zoning Ordinance, Section 7. J. PUD, Planned Unit Development, general purpose

and description to add criteria to qualify for a PUD, decrease the allowable change in land use from 25% to 5%, add an expiration of two years, and add standards for revocation.

7. 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.

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, 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 6TH DAY OF DECEMBER, 2021, AT 6:30 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 QUALIFY FOR AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT.