



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 13, 2022 - 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**

In order 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 to 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 will be removed from the consent agenda and considered separately.

- A. Consider the minutes for the Planning and Zoning Commission regular meeting held on Thursday, December 9, 2021.

**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**

Consider approving the Preliminary Plat of Joyful Park, a subdivision of 7.643 acres being all of a 7.5765 acre tract and .0622 acres of a called 1.735 acre tract situated in the Beaty, Seale and Forwood Survey No. 5, A-625, City of Friendswood, Galveston County, Texas.

**B. SITE PLAN**

Consider approving the site plan for a building expansion of the City of Friendswood Public Safety Building located at 1600 Whitaker Drive.

## **5. Discussion Items**

- A. Discuss 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 10%, add an expiration of two years, and add standards for revocation.
- B. Discuss Zoning Ordinance Section 7. P. Permitted Uses, specifically the annual review of the Permitted Use Table to review and determine if any uses need to be amended.
- C. Discuss Appendix B, Subdivisions, Section XV. Variances to review newly established variance procedures.

## **6. 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, January 27, 2022 and (ii) Thursday, February 10, 2022.

## **7. Communications**

- A. Receive liaison updates, commercial and residential project updates, and City Council actions 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 10TH DAY OF JANUARY, 2022, AT 4:30 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.*