



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, FEBRUARY 10, 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**

**(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**

**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 Planning and Zoning Regular Meeting held Thursday, January 13, 2022.**
- B. Consider approving the Replat of Reserve "C" of Crawford Business Park to subdivide one commercial reserve into two commercial reserves.**

**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. SITE PLAN: 1405 S FRIENDSWOOD DRIVE**

**Consider approving a site plan for an additional parking area at Friendswood Animal Hospital located at 1405 S. Friendswood Drive.**

**B. ZONING ORDINANCE AMENDMENTS REGARDING PLANNED UNIT DEVELOPMENTS (PUD)**

- i Conduct a public hearing regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation.
- ii Consider making a recommendation to City Council regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation.

**C. SUBDIVISION ORDINANCE VARIANCE REQUEST AT 2601 W PARKWOOD AVE**

- i Conduct a public hearing regarding a variance request from Appendix B, Subdivision Ordinance, Section VIII.C.1. for a habitable building to encroach 15 feet 8.25 inches into the required 50-foot pipeline setback on the property located at 2601 West Parkwood Avenue, 1.00 acre of land being a part of Abstract 184, Page 2 of the Mary Sloan Survey, Tract 18, Galveston County, Friendswood, Texas.
- ii Consider approving a variance request from Appendix B, Subdivision Ordinance, Section VIII.C.1. for a habitable building to encroach 15 feet 8.25 inches into the required 50-foot pipeline setback on the property located at 2601 West Parkwood Avenue, 1.00 acre of land being a part of Abstract 184, Page 2 of the Mary Sloan Survey, Tract 18, Galveston County, Friendswood, Texas.

**5. Discussion Items**

- A. Discuss proposed amendments to Appendix C, Zoning Ordinance "Section 2. Establishment of Districts" and "Section 6. Non-Conforming Uses, Structures and Lots," "Section 7. Schedule of District Regulations," "Section 8. Supplementary District Regulations," and "Section 20. Definitions" to remove the Multi-Family Residential (MFR) reference from the Garden Home District (GHD) zoning district and establish architectural requirements for garden home developments.
- B. Receive an update from the Planning Subcommittee regarding the plan to update the remainder of the Comprehensive Plan.

**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, February 24, 2022 and (ii) Thursday, March 10, 2022.

## 7. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

## 8. ADJOURNMENT



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Aubrey Harbin, LEED AP  
Director of Community Development/City Planning

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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.

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**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 7TH DAY OF FEBRUARY, 2022, AT 5:00 P.M.**



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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.*