



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 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.

A QUORUM OF THE PLANNING AND ZONING COMMISSION WILL BE PHYSICALLY PRESENT IN THE COUNCIL CHAMBER OF CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, ONE OR MORE MEMBERS MAY ATTEND VIA VIDEOCONFERENCE. A RECORDING OF THIS MEETING WILL BE AVAILABLE TO THE PUBLIC ON THE CITY OF FRIENDSWOOD CHANNEL AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UC-ZNPVOGWHTU03IDV09SJ9A](https://www.youtube.com/channel/UC-ZNPVOGWHTU03IDV09SJ9A).

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, February 24, 2022.
- B. Consider approving the Replat of Lot 10 Friendswood Gardens.
- C. Consider approving the Final Plat of Joyful Park.
- D. Consider approving the Final Plat of the Albritton.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2021-18), 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: RED BALL OXYGEN AT 14200 BEAMER ROAD

Consider approving the site plan for Red Ball Oxygen to be located at 14200 Beamer Road.

B. ZONING ORDINANCE AMENDMENT REGARDING GARDEN HOME DISTRICT (GHD)

- i Conduct a public hearing regarding 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 and site related requirements for garden home developments.
- ii Consider making a recommendation regarding 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 and site related requirements for garden home developments.

C. SUBDIVISION ORDINANCE VARIANCE REQUEST

- i Conduct a public hearing regarding a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.
- ii Consider approving a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

D. PRELIMINARY PLAT - STERLING CREEK SECTION 7

Consider approving the Partial Preliminary Plat of Sterling Creek Section 7, a private subdivision, consisting of 27.1092 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and a part of Lots 1-3, 13-16, and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabrueau Survey, Abstract Number 69, Friendswood, Galveston County, Texas.

5. 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, March 24, 2022 and (ii) Thursday, April 14, 2022.

6. Communications

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

7. ADJOURNMENT



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

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

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 MARCH, 2022, AT 6:55 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.