



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
THURSDAY, APRIL 13, 2023 - 6:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
910 S. FRIENDSWOOD DRIVE  
FRIENDSWOOD, TEXAS 77546**

## **AGENDA**

**1. CALL TO ORDER**

**2. COMMUNICATIONS FROM THE PUBLIC**

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 of the Planning and Zoning Commission Regular Meeting held Thursday, March 9, 2023.

**4. ACTION ITEMS**

**A. ZONE CHANGE REQUEST: 801 W PARKWOOD AVE**

- i** Conduct a public hearing regarding a request for a zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.
- ii** Consider a recommendation to City Council for the requested zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.

**B. ZONE CHANGE REQUEST: 502 S FRIENDSWOOD DRIVE AND 107 W SPREADING OAKS**

- i Conduct a public hearing regarding a request for a zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.
  - ii Consider a recommendation to City Council for the requested zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.
- C. Consider approving a site plan for Big City Manufacturing to be located at 4472 FM 2351, Friendswood, Harris County, Texas.
- D. Consider approving the Preliminary Plat of Nixon Estates located on Lundy Lane, being the west 270 feet of Lot 4 of Van Pelt's Subdivision, Friendswood, Galveston County, Texas.

**5. COMMUNICATIONS**

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, April 27, 2023 and (ii) Thursday, May 11, 2023.
- B. Receive the March 2023 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

**6. ADJOURNMENT**

**PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.**

**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 TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).**



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



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Posted by: Leticia Brysch, City Secretary  
Posted in compliance with the Texas Open Meetings  
Act this 10th day of April, 2022, at 11:00 A.M.