



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 11, 2024 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL  
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

## **AGENDA**

### **1. CALL TO ORDER**

### **2. COMMUNICATIONS FROM THE PUBLIC**

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 would be removed from the consent agenda and considered separately.

- A. Consider approving of the minutes of the Planning and Zoning Regular Meeting held on Thursday, March 28, 2024.
- B. Consider approving the Sedora Acres Final Plat.

### **4. ACTION ITEMS**

#### **A. ZONE CHANGE REQUEST: 1900 BLOCK OF W PARKWOOD AVE FROM SFR TO NC**

- i Conduct a public hearing regarding a request for a zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).
- ii Consider a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

#### **B. PRELIMINARY PLAT: AJ ESTATES**

Consider approving the preliminary plat of AJ Estates, consisting of 15.100 acres of land being all of a called 13.558 acre tract as described by deed recorded under G.C.C.F. No. 2021004118 and the residue of a called 4.00 acre tract as described by deed recorded under G.C.C.F. No. 2021004094 William Henry Survey, Abstract No. 84, City of Friendswood, Galveston County, Texas.

**C. PRELIMINARY PLAT: CASTLE NARNIA WAY**

Consider approving the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

**D. PRELIMINARY PLAT: FRIENDSWOOD TRAILS SECTION 5**

Consider approving the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres situated in the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

**E. PRELIMINARY PLAT: GEORGETOWN SECTION ONE**

Consider approving the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

**F. PRELIMINARY PLAT: SHERRY LANE STREET DEDICATION (GEORGETOWN SUBDIVISION)**

Consider approving the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Galveston County, Friendswood, Texas.

**G. PRELIMINARY PLAT: ZELLER ESTATES**

Consider approving the preliminary plat of Zeller Estates, a subdivision of 1.75 acres of land, being Tracts C&D Linson Acreage, being Tracts out of Tract "4" of a division of Blocks "G" and "H" of Central Park recorded in the Office of the County Clerk of Galveston County, Texas, in Volume 105, Page 151, in the Sarah McKissick or J.R. Williams League, Galveston County, Friendswood, Texas.

**5. COMMUNICATIONS**

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 25, 2024, and (ii) Thursday, May 9, 2024.
- B. Receive the March 2024 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 TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



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



Posted by: Leticia Brysch, City Secretary  
Posted in compliance with the Texas Open Meetings  
Act this 8<sup>th</sup> day of April 2023, at 2:00 P.M.