



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, MAY 9, 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 approval of the minutes of the Planning and Zoning Regular Meeting held Thursday, April 11, 2024.
- B. Consider approval of the Castle Naria Way Final Plat.
- C. Consider approval of the Zeller Estates Final Plat.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 4201 AND 4209 FM 528 RD TO CHANGE FROM PUD 2015-18 TO CSC/SUP

- i Conduct a public hearing regarding a request for a zone classification change for property located at 4201 and 4209 FM 528 Rd., being 31.18 acres known as Reserves B and D in the Final Plat of Clear Creek Community Church of Friendswood recorded in Harris County Real Property Records, RP-2020-230485, Harris County, Friendswood, Texas, to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.
- ii Consider a recommendation to City Council for the requested zone classification change for property located at 4201 and 4209 FM 528 Rd. to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

5. DISCUSSION

- A. Discussion regarding parking regulations as a follow up to the Ad Hoc Parking Subcommittee presentation and recommendation to City Council.

6. COMMUNICATIONS

- A. Training Session 2 for Commissioners - Subdivision Ordinance overview to be presented by Aubrey Harbin
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, May 23, 2024, and (ii) Thursday, June 13, 2024.
- C. Receive the April 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.

7. 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).



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 6th day of May 2024, at 5:00 P.M.