



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

AGENDA

1. CALL TO ORDER

2. OATHS OF OFFICE

- A.** Administer the oath of office to incoming commissioners.

3. 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.

4. 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 for the Planning and Zoning Commission Regular Meeting held Thursday, June 27, 2024.

5. ACTION ITEMS

A. ZONE CHANGE REQUEST: 650 AND 800 N FRIENDSWOOD DR TO CHANGE FROM CSC TO PUD/FLUM AMENDMENT

- i** Conduct a public hearing regarding a request for a zone change at 650 and 800 N Friendswood Drive, being (i) approximately 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B," Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, Document No. 2021035945, and (ii) approximately 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."
- ii** Consider a recommendation to the City Council regarding a request for a zone change at 650 and 800 N Friendswood Drive to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development, consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."

6. DISCUSSION

- A. Discuss the proposed amendments to Zoning Ordinance Section 1, to incorporate an updated process for maintaining the Zoning Map.

7. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, July 25, 2024, and (ii) Thursday, August 8, 2024.
- B. Receive the June 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.

8. 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 8th day of July 2024, at 5:00 P.M.