



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, FEBRUARY 13, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

- A. Administer the oath of office for newly appointed Planning and Zoning Commissioner Stacy Phillips.

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 for the Planning and Zoning Commission Regular Meeting held on Thursday, January 9, 2025.
- B. Consider approval of the Wild Pines Final Plat located at 400 Fence Post Rd.

4. ACTION ITEMS

A. SITE PLAN AMENDMENT: 4326 FRIENDSWOOD LINK RD

Consider approving a site plan amendment for EZ Mart located at 4326 Friendswood Link Rd., to allow for the addition of a fuel canopy, six (6) fuel pumps, and fuel tanks.

5. DISCUSSION

- A. Discuss proposed amendments to Appendix C "Zoning," Section 8 "Supplementary district regulations," Subsection M "Commercial activities and outdoor sales" and Appendix A "Signs" of the Friendswood City Code to amend and add provisions for temporary outdoor uses, currently known as outdoor sales permits and special events.
- B. Discuss proposed amendments to Appendix C "Zoning," Section 8 "Supplementary District Regulations" Subsection I "Landscaping and screening requirements" of the Friendswood City Code to provide additional flexibility for the Commission to consider adjacent land uses when determining required landscaping and screening.

6. COMMUNICATIONS

- A. Review the Commission's "TO DO LIST" for 2025 established at the annual retreat in December 2025.

- B. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, February 27, 2025, and (ii) Thursday, March 13, 2025.
- C. Receive the 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 TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



Approved for posting by:
Aubrey Harbin, LEED AP
Director of Community Development/City Planning



Posted by: Raquel Martinez, Deputy City Secretary
Posted in compliance with the Texas Open Meetings Act
this 10th day of February 2025, at 5:30 P.M.