



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, APRIL 10, 2025 - 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 the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, March 13, 2025.

4. ACTION ITEMS

A. PROPOSED AMENDMENTS TO APPENDIX C, ZONING FOR COMMERCIAL ACTIVITIES AND TEMPORARY USES

- i Conduct a public hearing regarding proposed amendments to Appendix C "Zoning," to amend Section 8 "Supplementary district regulations," Subsection M "Commercial Activities and Temporary Uses" Paragraph 2 "Temporary Outdoor Sales" of the Friendswood City Code to update the regulations pertaining to temporary outdoor sales activities, including consolidating the provisions for Outdoor Sales and Special Events.
- ii Consider a recommendation to the City Council regarding proposed amendments to Appendix C "Zoning," to amend Section 8 "Supplementary district regulations," Subsection M "Commercial Activities and Temporary Uses" Paragraph 2 "Temporary Outdoor Sales" of the Friendswood City Code to update the regulations pertaining to temporary outdoor sales activities, including consolidating the provisions for Outdoor Sales and Special Events.

B. PROPOSED AMENDMENTS TO APPENDIX C, ZONING REGARDING PERIMETER LANDSCAPING AND SCREENING

- i Conduct a public hearing regarding proposed amendments to Appendix C "Zoning," Section 8.2 "Perimeter Landscaping and Screening" of the Friendswood City Code to give the Planning and Zoning Commission more latitude in considering site conditions and adjacent zoning when approving site plans.
- ii Consider a recommendation to the City Council regarding proposed amendments to Appendix C "Zoning," Section 8.2 "Perimeter Landscaping and Screening" of the

Friendswood City Code to give the Planning and Zoning Commission more latitude in considering site conditions and adjacent zoning when approving site plans.

- C. Consider approval of a site plan amendment for the property located at 212 and 214 S Friendswood Drive, also known as the One Sixty One development, which will include the addition of benches per the Downtown District regulations, provide for the future addition of a patio to the end of the building, 6-foot brick paved sidewalks along W Shadowbend Ave, and new landscaping.

5. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, April 24, 2025, and (ii) Thursday, May 8, 2025.
- B. Receive the March 2025 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).



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
7th day of April 2025, at 5:00 P.M.