

NOTICE OF A SPECIAL AND REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD MONDAY, MAY 6, 2019, BEGINNING AT 7 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

JOINT PUBLIC HEARING (7pm in the Council Chambers)

1. Call to order
2. Receive comments from the public, both oral and written, regarding:
 - a. Proposed amendments to **Appendix C Zoning Ordinance “Section 8. N. 1. Geographic limits”** regarding proposed amendments to the established boundary of the Downtown District
 - b. Proposed amendments to **Appendix C Zoning Ordinance “Section 8. F. Off-street parking and loading regulations”** to relocate DD related language to **“Section 8.N.3. Parking”** and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections
 - c. Proposed amendments to **Appendix C Zoning Ordinance “Section 7.I.”** and **“Section 8.N.4.”** to allow cement fiber board installed as lap siding in the Downtown District (DD); **“Section 8.N.4.”** to change the fenestration requirements in the Downtown District (DD), and **“Section 8.N.4.”** to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections
 - d. Proposed amendments **Appendix C Zoning Ordinance “Section 8.N.8. Adjacent property, buffer maintenance and installation”** duplicating requirements for buffering from **“Section I.2. Perimeter landscaping and screening;”** and amendments to **“Section 8.N.3. Parking”** duplicating requirements for parking from **“Section I.2.c. Off-street parking landscaping;”** and relocating language PUD modification from **“Section 8.H. Modification of standards proposed within a PUD”** to **“Section 7.J. PUD, planned unit development, general purpose and description,”** including minor grammatical corrections
 - e. Proposed amendments to **Appendix A Sign Ordinance “Section 9 Prohibited Signs”** to prohibit LED storefront lights in the Downtown District boundary
3. Adjournment

REGULAR MEETING (2nd floor conference room immediately following the JPH)

1. Call to order
2. Communication from the public/committee liaisons
(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 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 or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes from April 18, 2019

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8. N. 1. Geographic limits”** regarding proposed amendments to the established boundary of the Downtown District
5. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8. F. Off-street parking and loading regulations”** to relocate DD related language to “Section 8.N.3. Parking” and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections
6. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 7.I.”** and “Section 8.N.4.” to allow cement fiber board installed as lap siding in the Downtown District (DD); “Section 8.N.4.” to change the fenestration requirements in the Downtown District (DD), and “Section 8.N.4.” to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections
7. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8.N.8. Adjacent property, buffer maintenance and installation”** duplicating requirements for buffering from “Section I.2. Perimeter landscaping and screening;” and amendments to “Section 8.N.3. Parking” duplicating requirements for parking from “Section I.2.c. Off-street parking landscaping;” and relocating language PUD modification from “Section 8.H. Modification of standards proposed within a PUD” to “Section 7.J. PUD, planned unit development, general purpose and description,” including minor grammatical corrections
8. Consideration and possible action regarding proposed amendments to **Appendix A Sign Ordinance “Section 9 Prohibited Signs”** to prohibit LED storefront lights in the Downtown District boundary

9. Consideration and possible action regarding **site plan approval for an addition to the Salem Square Apartments building located at 107 Clearview Ave.**
10. Consideration and possible action regarding **site plan approval for an addition to the building located at 407 S. Friendswood Drive.**
11. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Thursday, May 16, 2019

12. Communications
 - a. Commissioners
 - Suggestions for future agenda items and general comments
 - Updates from liaison assignments
 - b. Ordinance Subcommittee Update
 - c. Planning Subcommittee Update
 - e. Staff
13. Adjournment



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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, Melinda Welsh, City Secretary of the City of Friendswood, do certify that the ABOVE NOTICE OF MEETING of the Friendswood Planning and Zoning Commission was posted in a place convenient to the general public in compliance with Chapter 551, Texas Government Code on the 2nd day of May, 2019, at 8:45 AM



Melinda Welsh, City Secretary

All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.